
Report of the Head of Strategic Investment**HEAVY WOOLLEN PLANNING SUB-COMMITTEE****Date: 15-Nov-2018****Subject: Planning Application 2018/92159 Erection of single storey front and rear extensions and rear dormer window 6, Morton Grove, Thornhill Lees, Dewsbury, WF12 9RA****APPLICANT**

G Asif

DATE VALID

04-Jul-2018

TARGET DATE

29-Aug-2018

EXTENSION EXPIRY DATE

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN

Map not to scale – for identification purposes only

Electoral Wards Affected: Dewsbury South

No

Ward Members consulted
(referred to in report)

RECOMMENDATION: DELEGATE approval and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION:

- 1.1 This application is reported to the Heavy Woollen Planning Sub-Committee as the application is submitted on behalf of Councillor G Asif, Ward Councillor for Dewsbury South.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application relates to a two storey, end terraced dwelling. The dwelling is constructed from re-constituted stone with a concrete tiled roof. The dwelling has an existing conservatory to the rear set within an enclosed private garden which is accessed via a pathway to the South of the site. The front of the site is paved with a 1m boundary wall to all boundaries.
- 2.2 The site is set within a predominantly residential area with residential properties which are a mix of build types to all boundaries.
- 2.2 It is noted that at the time of the site visit on 13.07.2018 work had commenced to remove the boundary wall and existing hard standing from the front of the site.
- 2.3 The site is unallocated land on the Kirklees Unitary Development Plan proposals map and also Unallocated on the Kirklees Publication Draft Local Plan.

3.0 PROPOSAL:

- 3.1 Planning permission is sought for the erection of a single storey extension to the rear; a dormer window within the rear roof form and a porch extension to the front. It is also proposed to create a vehicular access to the front of the property from Morton Grove.

- 3.2 The rear extension would replace an existing conservatory. The extension would project 3.5m from the rear elevation with a height to the eaves of 2.3m and a ridge height of 3.4m.
- 3.3 The dormer window would project from the rear roof form by 4.2m with a height to the eaves of 1.7m and overall height of a pitched roof of 2.6m. The dormer would be set down from the ridge of the host dwelling by 0.1m; up from the eaves by 0.4m and set in by 0.9m to the West and 0.3m to the East.
- 3.4 The front porch extension would project from the front elevation by 1.5m at a width of 3m. The height of the porch to the eaves would be 2.3m with an overall height of 2.8m.
- 3.5 The proposed vehicular access would be provided to the front of the host dwelling directly from Morton Grove. The existing boundary wall would be removed to leave an open front with a concrete slab paving finish to the frontage to provide the provision of off-street parking.
- 3.6 The extensions would be constructed from materials to match the existing which is re-constituted stone for the external walls, concrete tiles for the roof and UPVC for the openings.
- 3.7 The extension would provide a kitchen to the rear with an entrance porch to the front. The dormer window to the rear will allow for a bedroom to be created within the existing roof space.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 There are no records of previous planning history at the application site.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The case officer has been in negotiations with the agent relating to the projection of the rear extension. The extension was originally proposed to project 4.5m from the rear elevation which was considered to be unacceptable due to the impact on the residential amenity of neighbouring properties.
- 5.2 The agent agreed for the extension to be reduced in projection to 3.5m which is considered by officers to be acceptable in terms of both visual and residential amenity for the reasons set out in the main assessment below.
- 5.3 The agent also notified the officer of proposed alterations to the scale of the proposed front porch which was originally proposed along the full frontage of the host dwelling. The porch was reduced to 2m x 1.5m so as to comply with permitted development.

6.0 PLANNING POLICY:

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on

25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the Nation Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not carry from those within the UDP, do not attract significant unresolved objections and are consistent with the Nation Planning Policy Frameworks (2012), these may be given increased weight. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved policies 2007) remains the statutory Development Plan for Kirklees.

6.2 The application site is unallocated on the Kirklees Unitary Development Plan proposals map and also as part of the Kirklees Publication Draft Local Plan.

6.3 Kirklees Unitary Development Plan (UDP) Saved Policies 2007:

D2 – Unallocated land
BE1 - Design principles
BE2 – Quality of design
T10 – Highway Safety
T19 – Parking Provision

6.4 Kirklees Publication Draft Local Plan: Submitted for examination April 2017 (PDLP)

PLP1 – Achieving sustainable development
PLP2 – Place Shaping
PLP3 – Location of new development
PLP21 – Highway Safety and Access
PLP22 - Parking
PLP24 – Design

6.5 National Planning Policy Framework (NPPF):

Chapter 12 – Achieving well-designed places

7.0 PUBLIC/LOCAL RESPONSE:

7.1 One representation has been received. The issues raised are summarised as follows:

- No objection to the extensions to the rear of the property.
- The front extension extending the full width of the garden is out of character with the area.

8.0 CONSULTATION RESPONSES:

8.1 **Statutory:**

N/A

8.2 Non-statutory:

N/A

9.0 MAIN ISSUES

- Principle of development
- Visual amenity/local character
- Residential amenity
- Highway issues
- Representations
- Other matters

10.0 APPRAISAL

Principle of development

10.1 The application seeks full permission for the erection of a single storey rear extension, a rear dormer and the erection of a front porch. The site is unallocated within the Kirklees Unitary Development Plan (UDP), therefore policy D2 applies. Policy D2 states that “planning permission for the development of land and buildings without notation on the UDP proposals map, and not subject to specific policies in the plan, will be granted provided that proposals do not prejudice the following:

- The implementation of proposals in the plan;
- The avoidance of over-development;
- The conservation of energy;
- Highway Safety;
- Residential Amenity;
- Visual Amenity;
- The character of the surroundings;
- Wildlife interests; and
- The efficient operation of existing and planned infrastructure.

Impact on visual amenity

10.2 With regards to the single storey rear extension, it is considered that there would be no impact on visual amenity. The extension would appear subservient to the host dwelling and built using materials to correspond with existing.

10.3 The extension would project 3.5m from the rear elevation with a height to the eaves of 2.3m and a ridge height of 3.4m. The extension would be set in from the Western boundary by 0.3m and from the Eastern elevation by 0.3m.

10.4 With regards to the rear dormer window, it is considered to be acceptable in terms of visual amenity. The dormer would be set down from the ridge of the host dwelling by 0.1m; up from the eaves by 0.4m and set in by 0.9m to the West and 0.3m to the East. The dormer would be located to the rear of the property and therefore not visible from the street scene.

- 10.5 The proposed porch to the front is considered to be an acceptable addition to the host dwelling. Although there are no other examples of front extensions or porches within the street scene, the proposed porch would be small in scale and of corresponding design to the host dwelling and therefore remains in keeping with the character of the streetscene.
- 10.6 The creation of a vehicular access to the front of the host dwelling is considered to be acceptable in terms of visual amenity. The frontage is currently a hard surface with boundary wall. It is considered that the creation of the vehicular access to enable use of the frontage for off-street parking would not impact on the visual amenity of the host property or wider streetscene.
- 10.7 In summary, there would be no undue harm to the visual amenity enjoyed by occupiers of neighbouring properties. As such, the application is considered to comply with Policies D2, BE1, BE2 and BE13 of the UDP, Policies PLP1 and PLP24 of the PDL and guidance contained within Chapter 12 of the NPPF.

Impact on residential amenity

- 10.8 The closest residential properties to the application site are 4 Morton Grove to the North; 8 Morton Grove to the South; 5 Morton Grove to the East and 2 Sovereign's Way to the West. The impact of the proposed development on these properties is assessed below.
- 10.9 4 Morton Grove is a mid-terraced, two storey dwelling located to the North of the application site. The proposed single storey rear extension would be constructed adjacent to the shared boundary with 4 Morton Grove. The extension would replace an existing conservatory with a projection of 3m. Although the proposed extension would project a further 0.5m than existing, at a 3.5m projection there is considered to be limited impact on the residential amenity of the neighbouring occupiers as the extension would be set off the boundary by about 0.25m with a pitch roof sloping away from the boundary which again would lessen any impact.
- 10.10 As the application site is to the South of 4 Morton Grove there could be considered to be an impact on overshadowing. However, as the proposed extension would replace the existing conservatory within a minimal extended projection of 0.5m, any impact on overshadowing is considered to be minor over and above the existing even accounting for the replacing glazing with solid construction.
- 10.11 5 Morton Grove is a stone built, two storey end terrace located 21m to the East of the application site. Due to the orientation of the dwellings, it is considered that there would be no considered impact on the residential amenity of the residents of 5 Morton Grove as a result of the proposed extensions.
- 10.12 8 Morton Grove is a stone built, single storey end terraced bungalow set to the South of the application site. It is considered that there would be no undue impact on the residential amenity of the residents of 8 Morton Grove due to the position of the extension to the North, its limited projection and position of the extension which would be set back from the shared boundary by 7.3m.

- 10.13 2 Sovereign's Way is a semi-detached bungalow located to the South West, the rear garden of which extends along the rear boundary of the application site. Although there is a window within the rear elevation of the proposed single storey rear extension due to the existing boundary treatment there would be no undue impact of overlooking.
- 10.14 The proposed rear dormer would contain a window which would face West overlooking the rear garden of 2 Sovereign's Way. The dormer would be a distance of 10.9m from the shared boundary with 2 Sovereign Way. As there are existing boundary treatments, an established tree on this boundary, as well as views into the rear garden of the neighbouring property by the first floor of the host dwelling, the proposed dormer extension is not considered to cause undue impact on overlooking.
- 10.15 In summary, the application is considered to be acceptable with regards to residential amenity. As such the application is deemed to accord with Policy D2 of the UDP, Policies PLP1 and PLP24 of the PDLP and guidance contained within Chapter 12 of the NPPF.

Highway Safety

- 10.16 The application proposes to create a vehicular access to the front of the dwelling directly from Morton Grove in order to create an area for off-street parking. The application site currently has no provision for off-street parking.
- 10.17 The proposed rear dormer window would result in the roof space being used in order to create a third bedroom at the property, therefore the provision of off-street parking would be desired.
- 10.18 Morton Grove is not a classified highway and therefore the creation of an access in this position onto the application site would not require planning permission but could be completed under Schedule 2, Part 1, Class F of the General Permitted Development Order. However, it is considered appropriate to still impose a condition in relation to the surfacing/drainage of the new driveway.
- 10.19 In all, the proposal is considered acceptable from a highway safety and efficiency perspective, complying with Policies D2 and T10 of the UDP and Policy PLP21 of the PDLP.

Representations

- 10.20 One representation has been received. The concerns raised are summarised below and addressed by officers as follows:
- No objection to the extensions to the rear of the property.
Response: This comment in support of the rear extension is noted
 - The front extension extending the full width of the garden is out of character with the area.
Response: The porch was reduced in scale to 1.5m x 3m so as to comply with permitted development rights. It is considered that the porch is an acceptable addition that does not detract from the visual amenity of the street scene.

Other Matters

- 10.21 There are no other matters relevant for consideration in respect of this application.

11.0 CONCLUSION

- 11.1 To conclude, for the reasons set out in the main assessment above, the proposals are considered acceptable in terms of visual and residential amenity, as well as in respect to highway safety and efficiency.
- 11.2 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the government's view of what sustainable development means in practice.
- 11.3 This application has been assessed against the relevant policies in the development plan and other materials considerations and it is considered that the development would constitute sustainable development and is therefore recommended for approval.

12.0 CONDITIONS

1. Standard timeframe (3 years) for development to begin.
2. Development to be carried out in accordance with the approved plans.
3. The external walls and roofing materials should in all respects match those in the construction of the host dwelling.
4. Permitted development rights to be removed for the installation of new openings within the North and South elevations of the single storey rear extension.
5. The parking area to the frontage shall be surfaced and drained.

Background Papers:

Link to the application details:-

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018/92159>

Certificate of Ownership – Certificate A signed and dated 16.04.2018.