
Report of the Head of Planning and Development

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 19-Mar-2020

Subject: Planning Application 2019/93045 Erection of two storey front extension, rear dormer and exterior alterations 84A, Crosland Road, Oakes, Huddersfield, HD3 3PL

APPLICANT

B Singh

DATE VALID

19-Sep-2019

TARGET DATE

14-Nov-2019

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: Lindley

Ward Councillors consulted: No

Public or private: Public

RECOMMENDATION: Refuse

1. The proposed extensions, by reason of their siting, scale and design would fail to respect the character and appearance of the host building or the surrounding area. The combined extensions would result in a disproportionate and overly prominent addition to the original dwelling. The front extension would form an incongruous feature in the wider street scene. To approve the development would be contrary to Policy LP24 (a and c) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

2. The proposed extensions, by reason of their siting and scale, would result in an unacceptable overbearing and overshadowing impact to a habitable room window within the gable of no. 84 Crosland Road. This would not retain a good standard of amenity for the occupiers of this property contrary to Policy LP24(b) of the Kirklees Local Plan and advice within the National Planning Policy Framework.

1.0 INTRODUCTION

1.1 This application has been brought to Committee as the applicant is related to an elected member. This is in accordance with the Council's Scheme of Delegation set out in the Constitution.

2.0 SITE AND SURROUNDINGS

2.1 84a Crosland Road, Oakes is a detached stone constructed dormer bungalow with a concrete pantile roof. It is located within a predominantly residential area. The properties within the immediate vicinity are mainly semi-detached or detached properties constructed from brick, with those along the north of Crosland Road predominantly being bungalows. Crosland Road slopes gently upwards from south-east to the north-west.

2.2 84a Crosland Road has two small front gables, where the right-hand side comes forward of the property to provide an integral garage. The property also benefits from two small roof lights in the front roof slope and three small rear dormers with no other extensions to the property.

2.3 There is a small garden area to the front and rear of the property where the rear garden slopes down towards the rear boundary, resulting in a raised patio along the rear elevation of the property. Boundary screening consists of fencing down the NW side boundary and mature hedge along the rear and the SE side boundary.

3.0 PROPOSAL:

3.1 Planning Permission is sought to extend the property at first floor to create two additional bedrooms and internal alterations. This would be by extending the front gable to create a first floor and two-storey extension and a rear first floor extension.

- 3.2 The proposal includes a ground floor extension on the front elevation which would extend the existing garage to the side by a further 2.8 metres in width and would project 2.5 metres of the main dwelling, in line with the front wall of the existing garage. The ground floor extension would create a new entrance and WC.
- 3.3 Above the existing garage and newly created entrance a first floor front extension would be built to create two additional bedrooms with a dual pitched roof. This part of the front extension would have a shallower pitch than the existing main roof, the eaves would be 1.5 metres higher than that of the main at 4.2 metres, the ridge over the extension being at the same height as the main roof. The resultant form would be a two-storey gable extension.
- 3.4 A further first floor extension within the roof space is proposed on the rear elevation of the property, located on the north-west corner which would replace one of the existing small dormers. The new rear extension would be built off the existing rear elevation and gable of the property. The extension would extend across the rear elevation by 5.3 metres to create a larger bedroom with en-suite.
- 3.5 The proposal also includes internal alterations to allow the existing staircase to be relocated from the lounge into the new hallway.
- 3.6 The proposed construction materials would be stone for the walls as indicated on the plans, albeit the application form states brick with matching tiles for the roof.

4.0 RELEVANT PLANNING HISTORY:

4.1 96/93601 – detached dormer bungalow – Conditional Full Permission

- Condition 4 removes permitted development rights for the erection of any buildings or extension to protect nearby residents.
- Condition 9 restricts the conversion of the garage to provide adequate parking within the site.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Following concerns raised, with regards to the extensions, in a meeting with the agent, the applicant requested the application to be decided on the original submitted scheme.

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 statutory Development Plan for Kirklees is the Local Plan.
- 6.2 The site is without notation within the Kirklees Local Plan.

6.3 Kirklees Local Plan

- **LP1** – Achieving sustainable development
- **LP2** – Place shaping
- **LP21** – Highways and access
- **LP22** - Parking
- **LP24** – Design

6.4 Supplementary Planning Guidance / Documents:

- None relevant

6.5 National Planning Guidance:

- **Chapter 12** – Achieving well-designed places
- **Chapter 14** – Meeting the challenge of climate change, flooding & coastal change.

7.0 **PUBLIC/LOCAL RESPONSE:**

7.1 The application was publicised by site notice and neighbour notification letters, where no response was received.

8.0 **CONSULTATION RESPONSES:**

8.1 None required

9.0 **MAIN ISSUES**

- Principle of development
- Urban design issues
- Residential amenity
- Highway safety
- Other matters
- Representations
- Conclusion

10.0 **APPRAISAL**

Principle of development

10.1 The site is without notation on the Kirklees Local Plan. Policy LP1 states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

10.2 The scheme is taking into account local policy guidance within Policies LP1, LP2 and LP24 of the Kirklees Local Plan which supports the guidance contained within the NPPF. Policy LP24 is particularly relevant in this instance in relation to design and states that extensions should be subservient to the original building in terms of scale, materials and details and minimise the impact on residential amenity of future and neighbouring occupiers.

Urban Design issues

- 10.3 In terms of design, there are few examples of first floor gable extensions to the front of the building in the area with none in Crosland Road of this size and design on a bungalow.
- 10.4 The front extension would result in a particularly prominent two-storey element projecting 2.5m forward of the principal front wall of the bungalow. In order to achieve the accommodation shown in the first floor, the eaves on the new gable would be 1.5 metres above the existing eaves resulting in the roof slope having a shallow pitch with a significant mass of walling below. This would introduce an incongruous feature to this traditional style dormer bungalow
- 10.5 Given that the eaves level would be significantly higher than the existing eaves on the bungalow, resulting in a shallow pitched roof, it would appear at odds with the current roof profile. The side elevation of this extension would appear to be two storeys in height, reinforcing the massing of the extension, appearing as an incongruous addition and subsequently, failing to respect the proportions and form of the original bungalow.
- 10.6 The siting, scale and design of the front extension would visually dominate the existing building and be particularly prominent in the street scene. It would not be subservient to the original building and would result in a structure that would be disproportionate to the original bungalow. This is contrary to policy LP24 of the KLP which requires that *"extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details..."*
- 10.7 The proposed second extension to the property would be to the rear, where there would be limited view of the extension from the street. Notwithstanding this, the eaves would be significantly above that of the existing bungalow resulting in a shallow pitched roof, following the design of the front extension. Once again this would appear at odds with the current roof profile, introducing an incongruous feature to this traditional style dormer bungalow
- 10.8 It is therefore considered that both the front and rear extensions would be harmful to the character and appearance of the host dwelling and the surrounding area. The resultant visual impact would appear that the bungalow has a true two-storey addition which would not be subservient or in keeping with the host dwelling and would not accord with Policy LP24 (a and c) of the Kirklees Local Plan or Chapter 12 of the NPPF.

Residential Amenity

- 10.9 With regards to the impact that the proposal would have on neighbouring property, by creating two large first floor extensions which would be built on the existing gable, consideration has to be given to the impact this would have on the amenity of the neighbouring properties.
- 10.10 It is accepted that no. 84 Crosland Road is at a slightly higher ground level than the application site with a drive width separating the two properties. However, no. 84 has an existing first floor window in the gable, presumably to a bedroom, looking directly onto the existing gable of No 84a. It is considered that the

combined extensions which would enlarge the existing gable creating a new first floor would have an overbearing and overshadowing effect to this window given that the extension is to the south west of the neighbour property and have a total length of 9.8m.

- 10.11 With regards to the neighbour at No.82a, the separation distance between the extension and boundary of No. 82a, and the orientation of the properties to one another, is sufficient to avoid adverse impact through overshadowing or overbearing impact.
- 10.12 With regards overlooking the first-floor front windows are over 30m separation distance with the properties on the opposite side of Crosland Road. With regards the rear extension the property at the rear, no 3 Low Hills Lane, is at an angle with no direct overlooking, again with a separation distance of 25m. It is considered that the properties to the front and rear are at an adequate distance from the extensions to maintain a good level of amenity. Furthermore, there are no windows in the side elevations creating overlooking of the direct neighbours either side.
- 10.13 It is therefore considered that, although there would be no overlooking from the extensions, the proposal is not acceptable in terms of impact on residential amenity with regards to being overbearing and overshadowing of the adjacent neighbour at No 84 and would be contrary to the aims of Policy LP24(b) of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Highway safety

- 10.14 As the development would be contained within the roof slope of the dwelling, there would be no alterations to current parking provision albeit it would appear that the existing garage has been converted to provide a store and utility at some point in time, contrary to condition 9 of the original planning permission.
- 10.15 The development would increase the amount of liveable space in the property, but as the property does benefit from 2 off-street parking spaces, it is considered unnecessary to require additional off-street parking to be provided as part of this development. The application therefore accords with Policies LP21 and LP22 of the Kirklees Local Plan and advice in the National Planning Policy Framework.

Other matters

- 10.16 *Climate Change* - On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

- 10.17 Due to the size, scale and limited nature of development, it was not considered necessary to request specific measures to address the developments' resilience to climate change. The extensions would be built to modern Building Regulations and may help to improve the insulation of the existing building.
- 10.18 *Applicants supporting information* - The applicant has submitted information in support of the application, to show that other properties within the area have had front extensions. The examples provided are assessed below:
- No 3 Low Hills Lane, Oakes – received approval for a room to be built over the existing single storey flat roofed garage. However, in this case the eaves have remained the same and the roof pitch also reflects the host property. Furthermore, in this case the existing garage had a flat roof and the application was to replace this with a pitched roof.
 - No 42 Crosland Road, Oakes - the gable at the front of this property is to a detached garage. It is accepted that to the rear of the property has been extended with two extensions which have been built off the rear elevation, however these are smaller in scale.
 - No 84 Crosland Road - received approval which includes a single storey front extension to the bungalow and not a first floor extension, where the eaves are indicated to follow through. With regards the rear dormer at No 84, it is proposed to be set in from the gable rather than being flush as the application being considered, furthermore rear dormers don't always require planning permission if set back from the gutter. Albeit in this case it has a slight set back allowing access onto the existing flat roof. The property still reads as a bungalow in this case.

Representations

10.19 No letters have been received as a result of the publicity.

11.0 CONCLUSION

- 11.1 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 means in practice.
- 11.2 The application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development does not accord with the development plan and that the adverse impacts of the development would significantly and demonstrably outweigh its benefits with assessed policies within the NPPF taken as a whole. It is therefore recommended that the application be refused.

Background Papers:

Application web page:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2F93045>

Certificate A signed.