

CALDERDALE METROPOLITAN BOROUGH COUNCIL**PLANNING COMMITTEE****WARDS AFFECTED: MORE THAN THREE**

Date of meeting: 8 March 2022

Chief Officer: Director of Regeneration and Strategy.

1. SUBJECT OF REPORT

APPLICATIONS FOR DETERMINATION RE PLANNING PERMISSION, LISTED BUILDING CONSENT/CONSERVATION AREA CONSENT, LOCAL AUTHORITY APPLICATIONS, CROWN APPLICATION OR CONSENT TO FELL PROTECTED TREES

- (i) Executive Summary
- (ii) Individual Applications

2. INTRODUCTION

- 2.1** The attached report contains two sections. The first section contains a summarised list of all applications to be considered at the Committee and the time when the application will be heard. Applications for Committee consideration have been identified in accordance with Council Standing Orders and delegations.
- 2.2** The second section comprises individual detailed reports relative to the applications to be considered.
- 2.3** These are set out in a standard format including the details of the application and relevant planning site history, representations/comments received arising from publicity and consultations, the officers assessment and recommendation, with suggested conditions or reasons for refusal, as appropriate.
- 2.4** Where the Committee considers that a decision contrary to the recommendation of the Director of Regeneration and Strategy may be appropriate, then consideration of the application may be deferred for further information.
- 2.5** Where a Legal Agreement is required by the Committee, the resolution will be "Mindful to Permit Subject to a Legal Agreement being completed", combined with a delegation to the Director of Regeneration and Strategy.

3. IMPLICATIONS ARISING FROM REPORT

3.1 Planning Policies

These are set out separately in each individual application report.

3.2 Sustainability

Effective planning control uses the basic principle of sustainable development by ensuring that development meets the needs of the present without compromising the ability of future generations to meet their own needs. Through the development control system, the Council can enable environmental damage to be minimised and ensure that resources are used efficiently and waste minimised. Particular sustainability issues will be highlighted in individual reports where appropriate.

3.3 Equal Opportunities

All applications are considered on their merits having regard to Government guidance, the policies of the Development plan and other factors relevant to planning. This will be done using the Development Control Code of Conduct for officers and members as set out in the Council's Standing Orders.

In the vast majority of cases, planning permission is given for land, not to an individual, and the personal circumstances of the applicant are seldom relevant.

However, the Council has to consider the needs of people with disabilities and their needs are a material planning consideration. Reference will be made to any such issues in the individual application reports, where appropriate.

The Council also seeks to apply good practice guidance published in respect of Race and Planning issues.

3.4 Finance

A refusal of planning permission can have financial implications for the Council where a subsequent appeal is lodged by the applicant in respect of the decision or if a case of alleged maladministration is referred to the Local Government Ombudsman or a Judicial Review is sought through the Courts.

In all cases indirect staff costs will be incurred in processing any such forms of 'appeal'.

There is no existing budget to cover any direct costs should any such 'appeal' result in 'costs' being awarded against the Council. These would have to be found by way of compensatory savings from elsewhere in the Planning Services budget.

Reference: 6/00/00/CM

Richard Seaman
For and on behalf of
Director of Regeneration and Strategy

FOR FURTHER INFORMATION ON THIS REPORT CONTACT:

Richard Seaman
Corporate Lead
For Planning Services

TELEPHONE :- 01422 392241

DOCUMENTS USED IN THE PREPARATION OF THIS REPORT:

1. Planning Application File (numbered as the application show in the report)
2. National Planning Policy and Guidance
3. Calderdale Development Plan(including any associated preparatory documents)
4. Related appeal and court decisions
5. Related planning applications
6. Relevant guideline/good practice documents

DOCUMENTS ARE AVAILABLE FOR INSPECTION AT:

www.calderdale.gov.uk.

You can access the Council's website at the Council's Customer First offices and Council Libraries.

List of Applications at Committee 8 March 2022

Time & No.	App No.	Location	Proposal	Ward	Page No.
14.00	20/00841/HSE	84 Gibraltar Road Halifax Calderdale HX1 4HE	Demolition of existing garage to facilitate two storey side and single storey rear extensions (Amended scheme to 19/01185)	Park	5 - 11
14.00	21/00575/HSE	Wellesley Mount 216 Savile Park Road Halifax Calderdale	Second floor extension to side	Skircoat	12 - 16

Time Not Before: 14.00 - 01

Application No: 20/00841/HSE

Ward: **Park**

Area Team: **North Team**

Proposal:

**Demolition of existing garage to facilitate two storey side and single storey rear extensions
(Amended scheme to 19/01185)**

Location:

84 Gibraltar Road Halifax Calderdale HX1 4HE



Applicant:

MR ADNAN RASHID

Recommendation: **REFUSE**

Parish Council Representations:

N/A

Representations:

No

Departure from Development Plan:

No

Description of Site and Proposal

The site is an end dwelling forming part of an attractive early 1900s terrace of similar houses. The property occupies a prominent setting within the streetscene at the junction of Gibraltar Road and Mile Cross Road within a well-established residential area.

The property has a garage building at the side of the dwelling running along the northern boundary of the site and the proposal is for a combination of two-storey and single storey extensions to the side and rear of the dwelling to replace the existing garage. The proposed extensions would provide enhanced kitchen, dining and living accommodation at ground floor level and two further bedrooms and a bathroom at first floor. This would increase the number of bedrooms from six to eight given the existing bedroom and bathroom arrangement over the first and second floors of the dwelling.

Relevant Planning History

15/00603/HSE– This was an application for two small dormer extensions and a porch to the principal elevation. The proposed second floor plan showed two bedrooms formed at the front of the house with the benefit of proposed dormers. A further large dormer was indicated at the rear of the roofscape with an annotation to suggest that it would be applied for on a further application. Planning permission was granted and has been partially implemented. The dormers to the principal elevation have been installed although at a slightly wider proportion than approved, but the porch has not been added to front external entrance door. A substantial flat roofed dormer extension has been constructed on the rear which encompasses the majority of the rear roof plane however there appears to be no planning history for that structure.

19/01185/HSE– This was an application for a two-storey side and rear extension to replace the existing garage and a single storey rear extension. This scheme proposed a further three bedrooms and a bathroom at first floor with enhanced living, dining and kitchen accommodation at ground floor level. The side extension was proposed over two-storeys for the full depth of the structure. It was considered that this element would be contrary to policy BE1 of the RCUDP in terms of scale and massing and impact upon the established character of the streetscene and also contrary to RCUDP policy BE2 in regard to potential overlooking and detriment to the private amenity of neighbouring dwellings along the terrace. Concerns were raised with the applicant's agent when it was suggested that the proposal be reduced to single storey for the entire scheme. The application was subsequently withdrawn pending resubmission of a revised scheme.

Key Policy Context:

Replacement Calderdale Unitary Development Plan Designation/Allocation	Primary Housing Area
Replacement Calderdale Unitary Development Plan policies	H2 Primary Housing Area BE1 General Design Criteria BE2 Privacy, daylighting and Amenity Space T18 Maximum Parking Allowances
National Planning Policy Framework Paragraphs/ National Design Guide	12. Achieving well designed places
Other Relevant Planning Constraints	None

Publicity/ Representations:

The application was publicised by 10 neighbour notification letters.

There has been 1 letter of objection received.

Summary of points raised:

Objection

- Concerns with regard to potential overlooking and overbearing from the two-storey extension
- Concerns that the overbearing nature of the structure would impact upon the amenity and enjoyment of the rear garden which is currently in frequent use
- Reduction in value of their dwelling due to the proposed development – not a planning matter
- Loss of view – not a planning matter

Ward Councillor Comments

Councillor Jenny Lynn requests that the application is referred to Planning Committee, if the recommendation is to refuse and makes the following comments:

“Mr. Rashid has passed me your email, setting out your comments in respect of his application for a two storey extension to his family home at 84 Gibraltar Road.

I know the area well, and in my view, many of the corner properties in and around Hopwood Lane, Gibraltar Road and Mile Cross Road have a profile not dissimilar to the one being proposed here. So I do not agree that it is out of keeping with the character of the surrounding area.

The site of the proposed extension at the junction of Mile Cross Road and Mile Cross Place is substantial, and both streets are relatively wide, which I think is significant in terms of its impact on neighbouring properties, which does not seem to me to be detrimental.

As ward member, I would like to ask therefore, that if you are minded to refuse this application, it should be referred to Planning Committee for determination”.

Parish/Town Council Comments

The development is not located within a parished area

Assessment of Proposal

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2021 (NPPF) then sets out the Government’s planning policies for England and how these are to be applied, alongside other national planning policies. The NPPF advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the NPPF policies, the greater the weight they may be given.

The NPPF has a presumption in favour of sustainable development, which means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application site is located within a Primary Housing Area where RCUDP policy H2 is relevant and states that the improvement and extension of existing housing will be permitted provided no unacceptable environmental amenity, traffic or other problems are created and the quality of the housing area is not harmed.

The proposal relates to a two-storey side and rear extension and a single storey extension on the rear elevation. Given the detailed considerations below in relation to design and residential amenity, it is considered that the proposal fails to meet the requirements of policy H2.

Residential Amenity

Policy BE 2 states that development proposals should not significantly affect the privacy, daylighting and private amenity space of adjacent residents or other occupants and should provide adequate privacy, daylighting and private amenity space for existing and prospective residents and other occupants. Annex A of RCUDP sets out guidelines to help assess whether such impacts arise.

The current application seeks planning permission for a proposal similar to the previously withdrawn application, 19/01185/HSE. Whilst reduced in massing compared to the previous submission, the side extension would still project from the rear elevation of the dwelling by approximately 8.0m. Annex A of the RCUDP sits alongside policy BE2 and provides additional guidance and standards on privacy, daylighting and amenity space to assist in evaluating the acceptability of development proposals. When considering extensions on through terrace dwellings, the advice states that any extension should not project further than 3m from the rear elevation. Annex A also sets out a table of distances between various types of window, when assessing the potential impact of development upon private amenity of neighbours.

The applicant's agent has annotated the site layout plan with distances between the proposed two-storey extension and dwellings to the west and the site boundary to the south. Whilst the distances would comply with the advice of Annex A, the arrangement of the rear gardens of dwellings along this section of Gibraltar Road and the rear of dwellings opposite along Mile Cross Place give the near vicinity an enclosed feel and this would be further exacerbated by the addition of the proposed two-storey element of the extension. The neighbour at 88 in her letter of objection, considers that the development would give a "claustrophobic" feel to her back garden if the development were to be constructed as submitted.

The single storey rear sunroom element to the scheme would have no detrimental impact upon neighbouring amenity as the adjoining dwelling has a similar extension at the same projection and the full height windows forming the new rear elevation would largely be screened by the existing boundary wall of the site and the nearest dwelling directly to the west of the proposed sunroom would be in excess of 25m therefore raising no concerns.

Given the assessment above in regard to impact upon the amenity of neighbours to the south-east of the site, the two-storey element of the proposal is considered unacceptable by way of overbearing and, as such would be contrary to the advice of Annex A and policy BE2 of the RCUDP

Layout, Design & Materials

Section 12 (Achieving well designed places) of the NPPF relates to ensuring the quality of design in development proposals and paragraphs 126 and 130 are relevant.

Para 126 concerns the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

In line with paragraph 130 decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting

Furthermore, RCUDP Policy BE1 and National Design Guidance call for development to make a positive contribution to the quality of the existing environment or, at the very least, maintain that quality by means of high standards of design.

The application seeks planning permission to further increase the living and bedroom accommodation to accommodate a large family.

The property forms part of an attractive turn of the century terrace of stone-built dwellings that is traditional to the area. Several of the houses have small extensions to the rear and a few have dormer extensions to allow for better use of the roof space as bedroom accommodation.

By virtue of its siting at the end of the terrace, together with the layout of the adjacent roads, number 84 Gibraltar Road benefits from a much larger rear garden area than other neighbouring dwellings. At the time of assessment and negotiation of application 19/01185/HSE for a similar, but more imposing scheme to the current proposal, it was suggested to the applicant's agent that there may be potential for a single storey extension to replace the existing garage to provide a larger kitchen and dining room, with the proposed single storey rear sunroom extension being attached to maximise the flow of the ground floor living accommodation. Whilst still offering a substantial addition to the dwelling, it would have a reduced visual impact upon the streetscene and the established character of the dwelling in comparison the then submitted scheme. This suggested revision was not submitted for consideration as the applicant thought that it would not fulfil the needs of his family.

It is considered that a two-storey extension running to the rear of the dwelling, angled away from the property and at a 4.5m projection would appear dominant to the original building. Furthermore the massing of the extensions along the northern boundary with Mile Cross Road and the overly complicated roofscape resulting from the combination of ridge levels and existing roof structures, would appear overly conspicuous within the streetscene.

It is acknowledged that the applicant wishes to provide suitable accommodation for his large family within his current residence, nonetheless consideration must be given to paragraph 130 of the NPPF, which seeks to ensure that developments add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture and layout.

It is considered that the proposal would be contrary to RCUDP policy BE1 and Section 12 of the NPPF, particularly paragraphs 126 and 130.

Highways and Movement

RCUDP policy T18 relates to off street parking and sets out maximum parking allowances for new development.

The dwelling currently has a single garage and an area of hardstanding that can accommodate parking for several vehicles away from the highway. Aerial photographs confirm that several vehicles use this area. The development would provide additional bedrooms which would increase the total number of bedrooms within the dwelling to eight. RCUDP policy T18 would require the provision of three parking spaces within the curtilage where a dwelling has more than five bedrooms. The applicant's agent has not detailed where the parking spaces would be provided but the provision for three parking spaces would leave little garden area/amenity space for the use of the residents. It is also considered that the siting of the proposed extensions would restrict the manoeuvring of vehicles within the site and safe egress onto the highway would be compromised.

The proposed off street parking provision included within the application would fail to comply with RCUD policy T18

Planning Balance

The site lies within the Primary Housing Area and RCUDP policy H2 states that the improvement and extension of existing housing will be permitted provided no unacceptable environmental amenity, traffic or other problems are created and the quality of the housing area is not harmed. In addition, para 130 of the NPPF seeks to ensure that developments will add to the overall quality of the area, not just for the short term but over the lifetime of the development, be visually attractive as a result of good architecture and will be sympathetic to local character including the surrounding built environment.

The applicant has been developing the site for some time and planning permission was granted in 2015 for dormer extensions to the principal elevation to allow for the formation of additional bedrooms within the roof space.. A further large flat roofed dormer extension has been added to the rear elevation without planning permission and the arrangement of windows in that dormer would suggest that there is at least one further bedroom in addition to the two that were previously approved.

The proposed extensions on the current application, to the rear of the dwelling, would replace the existing garage with a substantial extension, part two-storey and part single storey together with a single storey sunroom extension to the rear. The resulting structure would appear incongruous within its surroundings, unsympathetic to the established character of dwellings within the near vicinity and overly conspicuous within the streetscene. On balance the proposal is considered not to accord with National and Local Planning Policy.

CONCLUSION

The proposal is not considered to be acceptable. The recommendation to REFUSE planning permission has been made because the development is not in accordance with policies BE1, BE2 and T18 of the Replacement Calderdale Unitary Development Plan and paragraphs 126 and 130 of the National Planning Policy Framework, nor have there been any material considerations to indicate that an exception should be made in this case.

Richard Seaman
For and on behalf of
Director of Regeneration and Strategy

Date: 16 February 2022

Further Information

Should you have any queries about this application report, please contact:-
Sally Rose (Case Officer) on 01422 392266 or Lauren Clarkson (Lead Officer) on 01422 392265

Reasons

1. The proposed development of the side extension replacing the existing garage on this restricted site is considered to be an over-development of the site, having regard to provision for private amenity and off street parking within the site and having regard to policies BE1, BE2 and T18 of the Replacement Calderdale Unitary Development Plan with which the proposed development would not comply.
 2. The Council considers that the proposed two storey side extension would be out of character with the existing dwelling because of its scale and form relative to the existing building and to that of the other early 1900's terraced properties close by. The resulting appearance would make the building unduly conspicuous in the street scene and harm the visual amenity of the area and, as such, would be contrary to policy BE1 of the Replacement Calderdale Unitary Development Plan.
 3. In the opinion of the Local Planning Authority, the proposed extension would be detrimental to the residential amenities of the occupiers of the neighbouring dwellings particularly by reason of overbearing. Furthermore, for this reason, the proposal would be contrary to policy BE2 of the Replacement Calderdale Unitary Development Plan.
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Time Not Before: 14.00 - 02

Application No: 21/00575/HSE

Ward: Skircoat

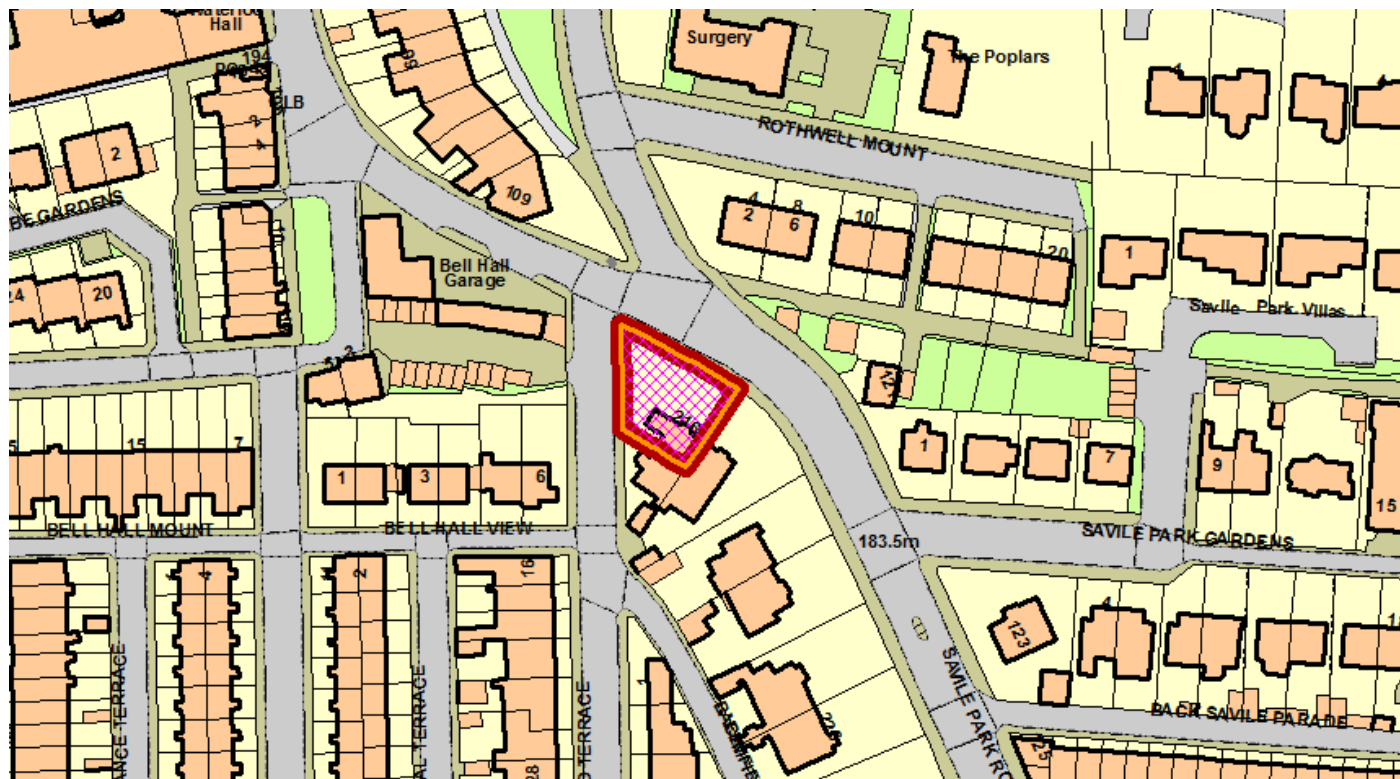
Area Team: South Team

Proposal:

Second floor extension to side

Location:

Wellesley Mount 216 Savile Park Road Halifax Calderdale



Applicant:

Mr M Hussain

Recommendation: **REFUSE**

Parish Council Representations:

N/A

Representations:

No

Departure from Development Plan:

No

Consultations:

Conservation Officers

Description of Site and Proposal

The site is situated at in a prominent raised position at the junction of Savile Park Road and Elmfield terrace. The building is a former semi-detached property that has been divided into two so that it has a house adjoining on each side making it a corner mid terrace. It currently has a side kitchen single storey extension facing north west. It is of a historic, characterful and traditional appearance with natural stone walling, natural blue slate roof, stone quoins and stone corbels with a North East facing bay window. It is located within the Primary Housing Area and Savile Park Conservation Area.

The proposal seeks consent to construct a third bedroom at 1st floor level over the existing kitchen extension with a pitched roof, accessed off an existing bedroom.

The application has been brought to Planning Committee on the request of Councillor Kingstone.

The application is accompanied by the following supporting documents:

- Heritage Statement

Relevant Planning History

An application for the construction of a single storey extension to the dwelling was approved in 1978 reference number 78/02550/FUL.

Key Policy Context:

Replacement Calderdale Unitary Development Plan Designation/Allocation	Primary Housing Area Savile Park Conservation Area
Replacement Calderdale Unitary Development Plan policies	H2 Primary Housing Areas BE1 General Design Criteria BE2 Privacy, Daylighting and Amenity B18 Development within Conservation Areas
National Planning Policy Framework Paragraphs/ National Design Guide	16. Conserving and enhancing the historic environment
Other Relevant Planning Constraints	N/a

Publicity/ Representations:

The application was publicised with site and press notices because it is located within a Conservation Area.

No letters of objection or support were received.

Ward Councillor Comments

Councillor Kingstone requests that the application is referred to Planning Committee, and makes the following comments:

"I would like to formally request that this matter to be referred to Planning Committee for consideration.

The proposed extension above the kitchen would be unobtrusive, with little to no impact on the character of the local built environment. It is set back well from the road, and walls and vegetation around the property obscure much of the property from view. There have been no objections from neighbours to the proposal.

Unfortunately the alternative you suggest of a loft conversion would not meet the very specific need of Mr and Mrs Hussain, who wish to have their disabled son in a room adjoining theirs in order to better facilitate his care. Though I understand that special needs relating to building proposals shouldn't influence the planning decision itself, because of the specific needs of Mr Hussain's family for the bedroom extension as proposed I wish to be fully certain that the decision is correct. At present, for the reasons given in the previous paragraph, I am not certain that it is so."

Assessment of Proposal

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2021 (NPPF) then sets out the Government's planning policies for England and how these are to be applied, alongside other national planning policies. The NPPF advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the NPPF policies, the greater the weight they may be given.

The NPPF has a presumption in favour of sustainable development, which means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; [*for example...designated heritage assets*]) or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The site is located within the Primary Housing Area whereby proposals for new housing on previously developed land will be permitted, along with changes of use to housing and the improvement and extension of existing housing provided no unacceptable environmental, amenity, traffic or other problems are created and the quality of the housing area is not harmed, and wherever possible, is enhanced however the proposal is subject to the criteria below.

Residential Amenity

Policy BE2 establishes that development should not significantly affect the privacy, daylighting or amenity space of existing and prospective residents and other occupants. Annex A of RCUDP sets out guidelines to help assess whether such impacts arise.

The proposed 1st floor extension has a blank elevation facing SW hence there would be no overlooking issues. When a 45 degree angle is taken from the nearest secondary window in the adjoining property to the SW it does not cut any part of the extension so there would be no overbearing impact to this window in the adjoining property.

There are no properties located to the NW. The nearest property to the NE is 2 Rothwell Mount 37m away in excess of the minimum distance of 18m.

The proposal is considered to comply with policy BE2.

Layout, Design & Materials and Impact on Heritage Assets

RCUDP Policy BE1 and National Design Guidance call for development to make a positive contribution to the quality of the existing environment or, at the very least, maintain that quality by means of high standards of design.

RCUDP Policy BE18 state new development and proposals involving the alteration or extension of a building in or within the setting of a Conservation Area will only be permitted if all the following criteria are met:-

- the form, design, scale, methods of construction and materials respect the characteristics of the buildings in the area, the townscape and landscape setting;
- the siting of proposals respects existing open spaces, nature conservation, trees and townscape/roofscape features;
- it does not result in the loss of any open space which makes an important contribution to the character of the Conservation Area or features of historic value such as boundary walls and street furniture; and
- important views within, into and out of the area are preserved or enhanced.

The proposed 1st floor extension measures 3.5m x 3.6m and sits above the existing kitchen extension 4.5m x 3.6m. It has a pitched roof and would be faced in natural stone walling and a blue slate roof. The proposal has been amended, it was originally 4.5m x 3.6m wide to overcome concerns raised with the over dominant nature of the 1st floor extension however the changes have not altered the harmful impact the extension would have on this property. It is a prominent site facing on to two roads effectively, the house is attractive with traditional features such as stone quoins, stone corbels and a bay window.

The over dominance of the extension is considered to have a significant impact on the Heritage Asset. The site is prominent and despite the revisions to the proposal the alterations would in terms of form, design, scale, methods of construction not respect the characteristics of the buildings in the area, the townscape and landscape setting and fail to comply with Policy B18.

NPPF paragraph 199. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

NPPF paragraph 200. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The impact on heritage assets is less than substantial, however no justification to the harm or public benefits have been demonstrated by the agent to counteract the harmful impacts on heritage assets.

Therefore, for the above reasons, the proposal fails to comply with policy BE18.

The Planning Balance

Policy H2 in general supports alterations and improvements to existing dwellings located within the Primary Housing Area. This property lies within Savile Park Conservation Area the proposed 1st floor extension however is not considered to be compliant with policy BE18 or NPPF chapter 15 and it would have harmful impacts on a heritage asset.

CONCLUSION

The proposal is not considered to be acceptable. The recommendation to REFUSE planning permission has been made because the development is not in accordance with policy BE18 of the Replacement Calderdale Unitary Development Plan and paragraphs 199, 200 and 202 of the National Planning Policy Framework, nor have there been any material considerations to indicate that an exception should be made in this case.

Richard Seaman
For and on behalf of
Director of Regeneration and Strategy

Date: 21 January 2022

Further Information

Should you have any queries about this application report, please contact:-

Sara Johnson (Case Officer) on 01422 392212 or Lauren Clarkson(Lead Officer) on 01422 392216

Reasons

1. The proposed development would, in the opinion of the Local Planning Authority, fail to enhance or preserve the character and appearance of the Savile Park Conservation Area in which the site is located and, as such, would be contrary to Policy BE18 (Development within Conservation Areas) of the Replacement Calderdale Unitary Development Plan.
-