



Application Number: 2022/23743/HH

Proposal: Demolition of conservatory. Two storey side extension and single storey rear extension.

Site Address: 10 Clayton Hall Road, Cross Hills, Keighley, BD20 7TB,

On behalf of: Mr & Mrs P Smith

Date Valid: 11th February 2022

Expiry Date: 8th April 2022

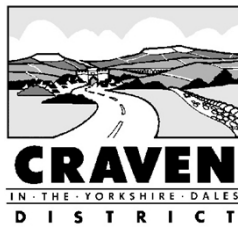
EOT Date, if applicable:

Case Officer: Mr Mark Moore

SUMMARY

The proposals represent sustainable development that would comply with all relevant policies contained within both the NPPF and Adopted Local Plan. Accordingly, it is recommended that planning permission is granted subject to the imposition of appropriate conditions.

1. Site Description
 - 1.1 The application site is located on the northern side of Clayton Hall Road within the Main Built Up Area (MBUA) of Cross Hills.
 - 1.2 The property to which the application applies is a semi-detached two-storey dwelling which is stone built with a detached garage located forwards of the property. The dwelling is set back from the road frontage and positioned at an oblique angle and rearwards relative to the neighbouring property at 12 Clayton Hall Road (to the west).
 - 1.3 The site is located within Flood Zone 2 and is identified as being within an area at risk from surface water.
2. Proposal
 - 2.1 Permission is sought for the demolition of an existing conservatory and construction of a two-storey side and single storey rear extension.
 - 2.2 The proposed two-storey element would be a 3.348m extension of the existing north-west (side) gable elevation of the property and would replace the existing UPVC conservatory.
 - 2.3 The single storey element would be sited to the north east (rear) of the house facing into the applicant's private garden space connecting to both the existing house and proposed two-storey extension. This element would have a shallow mono-pitched



roof and the north (rear) corner would be angled in order to facilitate access between the front and rear of the property.

2.4 The extensions are to be constructed in materials to match the existing.

Officer note: The application is accompanied by a standard EA declaration form in which the applicant has confirmed that floor levels within the proposed development will be set no lower than existing levels and that flood proofing of the proposed development will be incorporated where appropriate. The application falls below the threshold where a full FRA would be necessary.

3. Planning History

3.1 32/2015/15692: First floor extension built off existing single storey building. Approved May 2015.

Officer note: This extension has been built to the south-west of the property and has no direct bearing on the current proposals.

4. Planning Policy Background

4.1 **Craven Local Plan 2012 to 2032:**

- SD1: The Presumption in Favour of Sustainable Development
- ENV3: Good Design
- ENV4: Biodiversity
- ENV6: Flood Risk
- INF4: Parking Provision

National Planning Policy Framework (NPPF) February 2019

National Planning Practice Guidance (PPG)

5. Parish/Town Council Comments

5.1 **Glusburn And Cross Hills Parish Council:**

No comments received at the time of compiling this report.

6. Consultations

6.1 None required.

7. Representations

7.1 Neighbour notification letters were posted 15th February 2022.

7.2 No third-party representations received within statutory timescales.

8. Summary of Principal Planning Issues

8.1 The main issues in relation to the application are:

- The design of the development/impact on the character of the area;
- Whether the development meets requirements for sustainability, design and construction;
- Whether the proposal would unacceptably affect the amenity of the adjacent residential occupiers.



9. Analysis

Design:

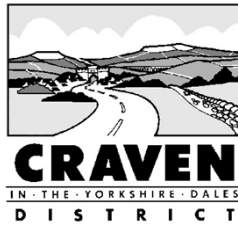
- 9.1 The proposed extensions to the property represent well-proportioned and appropriately designed additions to the existing dwelling which would utilise matching materials and would not cumulatively result in any adverse impact upon the overall scale and appearance of the host dwelling or its context in the wider street scene. On this basis, it is considered that the proposals represent good design consistent with the requirements of both the NPPF and Local Plan policy ENV3 and that the application should therefore be approved.

Sustainable Design and Construction:

- 9.2 The planning application is accompanied by a Sustainable Design and Construction Statement which states that the extensions will be compliant with Building Regulations and incorporate insulation to exceed minimum requirements in addition to thermally efficient windows and LED lighting.
- 9.3 It is considered that the proposed extensions would constitute sustainable development that would be compliant with the requirements of Local Plan policy SD1 and the NPPF.

Impact on Amenity:

- 9.4 The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. Policy ENV3 of the Craven Local Plan states that development should protect the amenity of existing residents, as well as create acceptable amenity conditions for future occupiers.
- 9.5 There are two elements to the application which comprise a single-storey (rear) extension facing north-east and a two-storey extension which would be at the north-east of the property near to the rear site boundary.
- 9.6 The single storey extension would be located facing into the applicants' private garden space and would only be visible from first floor windows of the property at 3 Clayton Fold located immediately to the north of the application site. Due to the orientation of the neighbouring property the proposed extension would not result in any loss of privacy or create any overshadowing or overbearing impact. On this basis, the single-storey extension is considered to be acceptable in terms of amenity and to be consistent with the requirements of both the NPPF and relevant Local Plan policies.
- 9.7 The proposed two-storey extension would be located close to the property boundary shared with 3 Clayton Fold but would not incorporate windows at first floor level to either the north-east or north-west facing elevations. A first-floor window is proposed to the southern elevation of the two-story extension which would face towards the neighbouring property at 12 Clayton Hall Road and allow oblique views across the neighbouring garden and towards the rearward facing windows of that property. However, there are existing windows at first floor level on the existing host property and it is considered the additional overlooking would not be sufficient to warrant refusal of planning permission. With regards to the visual impact and potential



overshadowing that might arise from the proposed two-storey extension it is considered that the proposals would not impact upon amenity to an extent that would be unacceptable.

Conclusion:

- 9.8 On balance, it is considered that there are no adverse impacts arising from the proposal that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within Policy SD1 of the Craven Local Plan, and paragraph 11 of the NPPF, and therefore planning permission should be granted.

10. Recommendation

- 10.1 Approve with Conditions

Conditions

Time Limit for Commencement

- 1 The development must be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans:

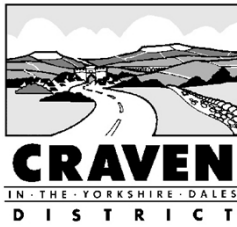
Location Plan
Existing Plans and Elevations Drawing No. 723-01
Proposed Plans and Elevations Drawing No. 723-05
Proposed Site Plan and Sunlight Track 723-06

Received 9th February 2022.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan and the National Planning Policy Framework

Ongoing Conditions

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no first floor windows shall be



added to the two-storey extension hereby approved without the prior approval of the local planning authority.

Reason: In order to prevent the installation of new window openings that could lead to overlooking and thereby adversely impact upon the amenities of the occupiers of adjacent dwellings.

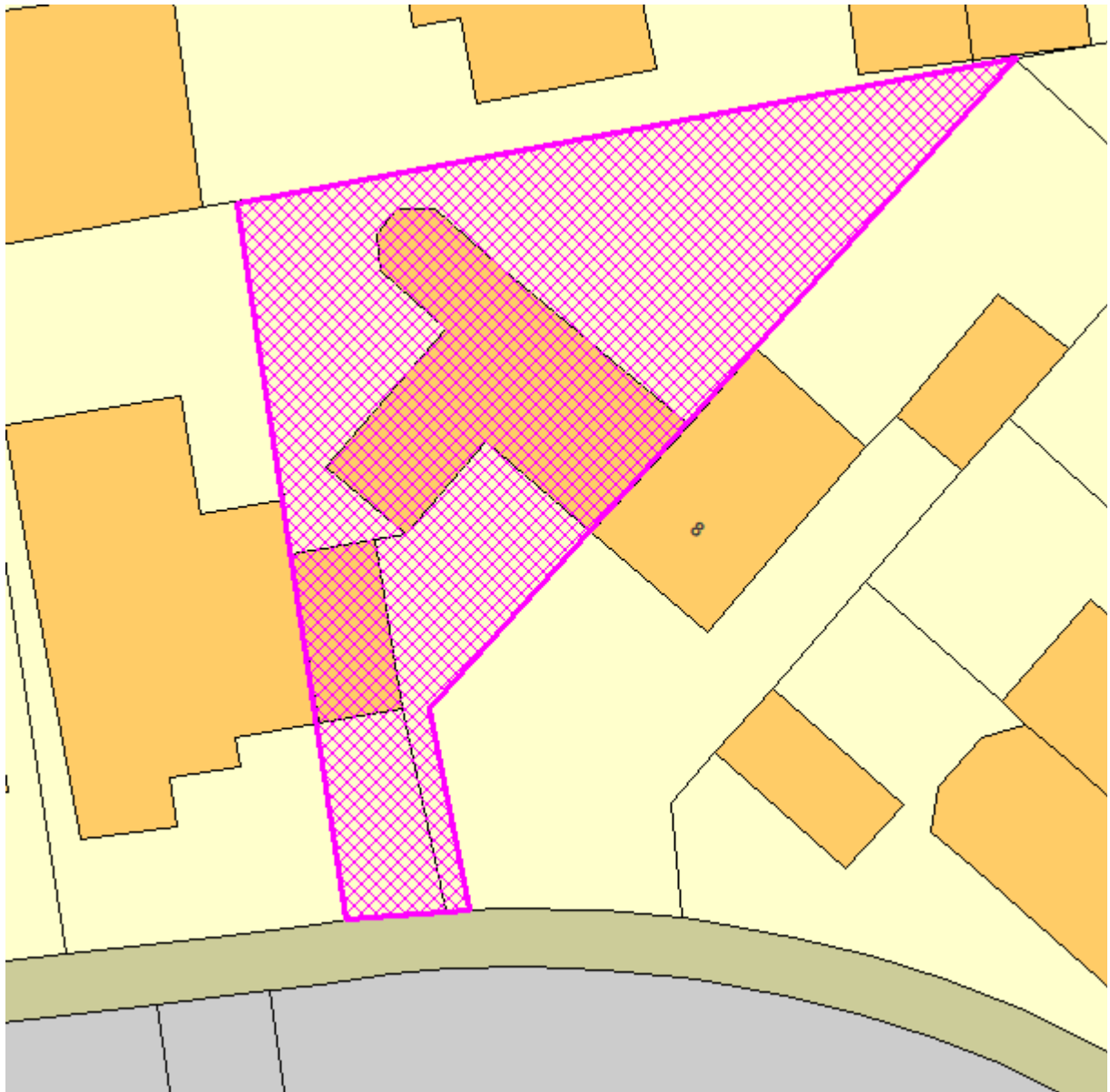
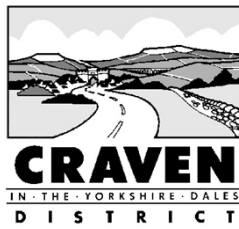
Informatives

1. Hours of Construction

The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.

0. Statement of Positive Engagement:

In dealing with this application Craven District Council has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 38 of the NPPF.



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