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2021/1104

Roof alterations to detached garage

20 Huddersfield Road, Ingbrichworth, s36 7GF

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### Site Location & Description

Ingbrichworth and the Pennine Fringe has robust but simple vernacular architecture. The site faces the busy main road though Ingbrichworth, beyond the main road are farmsteads and green belt. The site is located in the heart of Ingbrichworth, which consists of a large stone built semi-detached dwelling which forms an integral part of the conservation area. The dwelling has an existing small side extension and a detached double garage and is located within a line of dwellings from a similar era. The existing garage is recessive in appearance and respects its surroundings, is set back within the site on a similar building line to the neighbouring property. The garage has off road parking in the form of a driveway at the front of the property. The frontage is bound by a stone wall and hedging, along with an iron gated area serving the drive.



## **Proposed Development**

The proposal is for the re-orientation of the garage roof, to rotate the ridge through ninety degrees and bring the gable into view from the main road. The intention is to improve the head room and convert the roof space into a home office. The proposal has been designed with patio doors with a glazed Juliet balcony located on the gable facing the main road, and 6 roof lights within the roof slope. The garage will be accessed via a door within the garden elevation. The garage doors will remain as is.

## **Policy Context**

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

## NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

## Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

Policy HE1: The Historic Environment – Developers should embrace good design which protects and enhances the significance of the historic environment and its heritage assets.

#### SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

#### **Consultations**

Ingbirchworth Parish Council – No comments received  
Conservation Officer – Objected to previous designs. However, the amended design, although not ideal is in this instance acceptable.

#### **Representations**

Neighbour notification letters were sent out to surrounding properties and a press and site notice posted, no objections were raised

**Local Plan Designation:** Conservation Area/ Urban Fabric adjacent to the Green Belt

**Conservation Area:** Yes

**Relevant History:** None relevant

#### **Assessment**

Principle of Development  
Residential Amenity  
Visual and Historic Amenity

#### Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of Green Belt and is located within a Conservation

Area. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual and historic amenity and on highway safety.

#### Residential Amenity

The proposed works will see the roof turned around and the gable to face the road. There will be no increase in height of the garage, but there will be the addition of roof lights. The change of the roof design is not expected to cause any additional overshadowing nor overlooking to the neighbouring properties. Therefore, residential amenity is not expected to be compromised and the proposal is in compliance with Local Plan Policy.

#### Visual and Historic Amenity

The proposal is to turn the roof in a ninety degrees angle, not to increase the footprint of the property. The original proposal had a fully glazed gable and a recessed balcony. This was deemed unacceptable in terms of the visual and historical impact to Huddersfield Road by both the Conservation Officer and Planning Officer.

The amended proposal will be in matching materials, the garage is set back into the site and although the patio doors and Juliet balcony are not ideal, in this instance the visual impact is not enough to warrant refusal. The eaves height is just over what is usually acceptable at 2.53m. Given the small increase, this is not expected to impact the overall design of the proposal. After discussions and amendments, due to the mitigating factors of materials and siting the amended proposal is deemed acceptable in terms of visual and historic amenity in compliance with the Local Plan.

#### **Recommendation**

**Approve with conditions**