
Appeal Decision

Site visit made on 23 March 2020 by Hilary Senior BA (Hons) MCD MRTPI

by Susan Ashworth BA (Hons) BPL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15 May 2020

Appeal Ref: APP/Z4718/D/20/3246414

12 Chapel Street, Scapegoat Hill, Huddersfield HD7 4NX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Dean Stephenson against the decision of Kirklees Metropolitan Borough Council.
 - The application Ref 2019/62/93449/W, dated 22 October 2019, was refused by notice dated 10 January 2020.
 - The development proposed is 1st floor extension over existing ground floor extension.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of 12 Chapel Street and the surrounding area.

Reasons

4. Chapel Street comprises a row of two storey back to back terraced houses located within the boundary of Scapegoat Hill, a small village. Due to the back to back nature of the terrace, 12 Chapel Street has a single elevation which fronts onto a shared access way for the properties. The terrace runs perpendicular to School Road.
5. The appeal property has previously been extended with a single storey extension which extends approximately the full width of the property. Even though there have been some previous alterations to the terrace it retains a strong horizontal emphasis, particularly at first floor level. The proposal is to extend the property to the first floor over the existing extension.
6. The existing extension has a simple lean-to form, and because of its single storey scale reads as a subservient addition to the property and allows the form of the original building to be read. In contrast, the proposal would introduce significant bulk and massing at first floor level which would obscure the form of the existing building and disrupt the linear form of the terrace as a

whole. In addition, the substantial front gable would be an assertive feature at odds with the simple character of the existing building. As a result, the extension would appear as a dominant and discordant feature on this side of the terrace. It would be particularly prominent when viewed from School Road, and whilst I have noted the presence of garages and outbuildings in front of the terrace these are single storey buildings that would not obscure the proposed development.

7. Examples of other extensions in the local area, both single and two storeys, including properties extended on the terrace to the rear of the host property have been submitted to the appeal. The extensions have changed the appearance of the opposite elevation of the terrace, whereas there has been no change to the first floor of the properties on the same side as the host property thereby retaining its uniform, linear appearance. The examples from the surrounding area, particularly South View, do not show first floor extensions and therefore the horizontal form of the terrace, particularly from School Road, is still apparent. The examples of first floor extensions are not reflective of the predominant character of the area and they are not therefore directly comparable to the appeal proposal. In addition, I do not have the policy context in which they were determined, noting that the current Kirklees Local Plan Strategy and Policies was adopted in 2019. In any event, this appeal has been determined on its own merits.
8. I therefore conclude that the proposed extension would harm the character and appearance of both 12 Chapel Street and the surrounding area. The proposal would be contrary to Policy LP24 of the Kirklees Local Plan Strategy and Policies (2019) which seeks to ensure that the form, scale and details of development respects and enhances the character of the townscape and are subservient to the original building, and with the aims of the National Planning Policy Framework.

Other Matter

9. The proposed development would provide improved living conditions for the appellant and their family and in reaching my decision I have had full regard to the personal circumstances that have given rise to the need for the proposal. Whilst I am sympathetic to this need and to the lack of objections from neighbours, I do not consider that it outweighs the harm I have identified.

Conclusion and Recommendation

10. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is dismissed.

Hilary Senior

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

Susan Ashworth

INSPECTOR

