KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2021/62/92221/W**
Site Address:	18, Holly Grove, Lindley, Huddersfield, HD3 3NS
Description:	Erection of two storey rear and single storey front and rear extensions and external alterations.
Recommending Officer:	Katie Chew

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 03-May-2022

Officer Report

Site Description

18, Holly Grove, Lindley, Huddersfield, HD3 3NS

The application site relates to a two-storey detached dwelling located within a cul-de-sac on Holly Grove. The dwelling benefits from a single integral garage and driveway to the front. with a garden/amenity area to the rear.

The host dwelling is constructed from artificial stone, concrete roof tiles and has UPVC windows and aluminium doors.

Description of Proposal

The application seeks planning permission for the erection of two storey rear and single storey front and rear extensions and external alterations.

The proposed single storey front extension is to measure approximately 1.75m x 3.08m, with a ridge height of 3.7m and would incorporate an open sided section (2.1m x 2m) which would form a canopy and tie into the roof of the single storey front extension.

To the rear a single storey 'L shaped' extension is proposed which is to measure approximately 2.1m x 11.1m (however this does not include the infill between the host dwelling and existing rear extension which measures approximately 8.8sqm), with a height of 3.6m.

A two-storey rear extension is also proposed which wraps around the dwelling to the south, following the footprint of the existing rear ground floor extension. The extension measures approximately 11.1m x 6.2m, with the highest part of the ridge measuring 7.1m, this falls to around 6.7m on the gable elevations of the extension.

Alterations are also proposed within the rear garden to extend the patio area by around 1.6m x 7.9m, pushing the retaining wall back further into the grassed garden area to create a rectangular shape.

Materials proposed within the extensions and alterations include artificial stone, concrete roof tiles, UPVC windows and aluminium doors, all to match the host dwelling.

History of negotiations/amendments received

Numerous discussions and amended plans have been submitted over the course of this application. Amendments were sought to reduce the proposed two storey rear extension in the interests of residential amenity, these led to alterations which provided additional accommodation to the south above the existing ground floor rear extension. Reduction in the size and scale of the single storey extension to front have were also sought in the interests of visual / residential amenity.

Relevant Planning History

2012/90030 – Erection of single storey extension to side and rear. Approved 8th March 2012.

91/05364 – Erection of single storey and first floor extensions. Approved 26th November 1991.

Representations

Final publicity date expires:

Neighbour Letters – Expired 9th July 2021.

1 representation has been received in objection to the proposals, comments are summarised below.

- Following the first extension (above the garage) the amount of sunlight falling into no. 16 Holly Grove was seriously reduced. More recently the back garden has been raised approx. 45cm to enlarge the patio, this together with a new fence once more reduced the amount of sunlight received. With a further 2 storey extension to the rear the extension will seriously overshadow and reduce sunlight and be overpowering on the rear garden of no. 16.

Officer note: Noted. This is discussed in more detail within the residential amenity section of this report.

Officer note: Following receipt of amended plans the application went back out for consultation, with 1 objection received. Comments are summarised below.

- These alterations may increase the value of no. 18 but could seriously reduce the value of neighbouring properties;

Officer note: Given the scale of the development proposed, this is a consideration which is not considered to be material to the consideration of this application.

- No objection to the front of the property being extended;

Officer note: Noted.

- This is now the fourth time no. 18 has been altered, because of the shadows cast it has reduced the amount of daylight falling within adjacent neighbouring properties. Any further increase in the height and length of the property, coupled with the height of the garden would cause the amount of case shade to seriously affect the living conditions of no. 16.

Officer note: Noted. This is discussed in more detail within the residential amenity section of this report.

Officer note: The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters, details of which are outlined above.

Consultation Responses

No technical consultees required.

Parish/Town Council

N/A.

Local Ward Members

Councillor Cahal Burke & Councillor Anthony Smith – Requested an update about the application as the applicant had contacted them regarding progressing the application. Following discussions with Councillors and the applicant amended plans were received which were deemed to be acceptable by officers (discussed in detail within the 'Assessment' section of this report).

Councillor Nigel Patrick – Requested an update about the application as the applicant had contacted him regarding progressing the application.

Planning Policy Background

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 (adopted 27th February 2019).

The application site is unallocated in the Kirklees Local Plan but is located within a Bat Alert Area. The site is in an area identified by the Coal Authority as being at low risk of ground movement as a result of former mining activity.

Kirklees Local Plan (LP):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highways and Access
- LP22 - Parking
- LP24 – Design
- LP30 – Biodiversity & Geodiversity

Other Guidance Documents:

- Kirklees Highways Design Guide (2019)
- House Extensions and Alterations Supplementary Planning Document (2021)

National Polices and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. In this instance the chapters of most relevance include:

- Chapter 2 – Achieving sustainable development
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, coastal change and flooding
- Chapter 15 – Conserving and enhancing the natural environment

Summary of Principal Planning Issues

The following matters are considered in the assessment below –

1) Principle of development
1) Scale, design and visual impact of the proposed development
2) Impact of the proposed development upon the privacy and amenity of neighbouring properties
3) Impact on highway safety
4) Other matters
5) Conclusion

1 - Principle of Development

The site is without notations on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in Chapter 2 of the National Planning Policy Framework.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that "good design should be at the core of all proposals in the district".

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environment (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

An assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise is undertaken within the following report, with the conclusion section of this report setting out the conclusions in regard to the principle of the development.

2 - Impact on Visual Amenity:

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby paragraph 126 provides a principal consideration concerning design which states:

"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".

Paragraph 130 of the NPPF is of relevance, in particular the following parts: -

'*b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*

c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change".

Kirklees Local Plan Policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of the development in the local area, thus retaining a sense of local identity.

LP24 states that all proposals should promote good design by ensuring the following:

"a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape…

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details…"

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document seek to ensure development is subservient to the host property and in keeping with the character of the locality. Specifically stating the following: -

'Key design principle 1 (Local Character and Street Scene) – Extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene.

Key design principle 2 (Impact on the Original House) – Extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail'.

Paragraphs 5.13 and 5.14 of the SPD relate to front extensions. Single storey front extensions should be set well back from the pavement or be well screened, be small and subservient to the original building, well-designed with materials to match the existing features of the host dwelling and should not unreasonably affect the neighbouring properties.

In this instance the proposed front extension is single storey, set back from the public highway and is considered to be subservient and well designed to be of a similar arrangement to the host dwelling in keeping with the design of the host property.

This element of the scheme is therefore considered to be in keeping with the surrounding area and also raises no concerns in respect to the amenity of adjacent neighbouring properties.

As the proposals seek to provide both single storey and two storey rear extensions it is important to assess paragraphs 5.6 and 5.8. Paragraph 5.6 relates to single storey extensions and states that:

Single storey extensions should:

- Be in keeping with the scale and style of the original house;

- Not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- Not exceed 4 metres in height;
- Not project out more than 4 metres from the rear wall of the original house for detached properties;
- Where they exceed 3m in length the eaves height should not generally exceed 2.5 metres; and
- Retain a gap of at least 1 metre from a property boundary.

Paragraph 5.8 set out that two-storey rear extensions should:

- Be proportionate to the size of the original house and garden;
- Not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings);
- Not project out more than 4 metres from the wall of the original house for detached properties;
- Not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary;
- Be separated from the property boundary, such as a wall, fence or hedge by at least 1.5 metres; and
- Not adversely affect habitable room windows where they adjoin a neighbours boundary.

Taking the above into account, the proposed two storey rear extension would not extend out by more than 4 metres of the original house and would not adversely affect any habitable room windows of adjacent neighbouring properties. In addition, the proposed extension (and taking into consideration previous extensions and additions) would not exceed 50% of the total area of land around the original house and is considered to be proportionate to the size of the original house and garden in this instance, however it is noted that this scheme is on the cusp of being acceptable, this is discussed in more detail below.

Whilst it is acknowledged that the proposed two-storey extension would have an eaves height higher than the recommended 3m and would not provide a separation distance of 1.5m between shared boundaries, in this instance the scheme is considered to be acceptable, on balance. As the proposed extension would follow the existing footprint of the host dwelling to the north and would extend over a previously approved ground floor extension. The existing north elevation and ground floor extension do not, have a separation distance of 1.5m between shared boundaries therefore it is considered reasonable for this to be continued by the proposed extensions. In respect to the eaves height, whilst this would be higher than the recommended 3m, it would be in line with the eaves height of the original dwelling and therefore would replicate this design.

To the rear a single storey ‘L shaped’ extension is proposed which is to measure approximately 2.1m x 11.1m (however this does not include the infill between the host dwelling and existing rear extension which measures approximately 8.8sqm), with a height of 3.6m. The proposed extension would not exceed 4m

in height, or 2.5m in height to the eaves and whilst it would project out from the original property by around 4.8m, this is not considered to have a significant impact as the site has a reasonably sized rear garden area. As previously discussed above, whilst the proposals would not retain the reccommended gap between property boundaries to the north this is not considered to be detrimental as the proposals would follow the existing footprint of the dwellinghouse. It is also noted that the proposed extension would not cover more than half of the total around the original house although it is clear the proposal bring this close to the point at which a usable amenity space would not be maintained and further extensions or additions may not be acceptable in this regard.

In respect to the proposed scale and style of the two storey extension, whilst the scheme does not replicate the property's existing pitched roof design, the mono-pitch proposed is considered to be the most suitable in this instance given the size and location of the extension. In addition materials are to match the host dwelling and are therefore they are considered to be in keeping with the style of the original house.

The single storey extensions would be of a lean to design with roof lights incorporated within the single storey rear extension. As such the proposal is not considered to have a significant visual impact and would be in keeping with the host property.

Principle 7 of the Kirklees House Extensions and Alterations SPD highlights that new development should ensure that an appropriately sized and useable area of private outdoor space is retained. Whilst the proposals seek to provide extensions to both the front and rear, the majority of the front and rear garden space will remain as is and therefore the proposals are considered to be in line with Principle 7 of the SPD.

Moving on to materials, the proposals materials include artificial stone, concrete roof tiles, UPVC windows and aluminium doors, all to match the host dwelling. The materials are therefore deemed to be acceptable.

It is important to note that the host dwelling has already been extended previously in the form of the single storey rear extension, when combining previous extensions with the proposed, and when considering the above assessment, it is in officer's opinion that on balance the proposals would remain subordinate to the host dwelling, although it is acknowledged that future alterations may not and the extent of development appears to be close to maximising the development potential of the site.

It is therefore considered reasonable and necessary to remove permitted development rights at this property for any additional enlargements, improvement or other alterations to the host dwelling. This is to prevent overdevelopment of the site in the interests of visual amenity.

In conclusion, the proposals are considered to be, on balance, appropriate in size, scale and design in this location, and that they would not appear

incongruous or overly dominant in the general context of this site. The proposals therefore accord with LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and the Council's adopted House Extensions and Alterations SPD.

3 - Impact on Residential Amenity:

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. This is echoed within sections B & C of the Kirklees Local Plan Policy LP24 which states that alterations to existing buildings should:

"Maintain appropriate distances between buildings' and '…minimise impact on residential amenity of future and neighbouring occupiers'.

Further to this, paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future occupiers.

Principle 3 of the House Extensions and Alterations SPD highlights that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.

Principle 4 relates to habitable rooms and side windows and seeks to ensure that design and layouts of habitable and non-habitable rooms reduce conflict between neighbouring properties relating to privacy, light and outlook.

Principles 5 and 6 relate to overshadowing/loss of light and overbearing impact. The above principles will all be discussed in more detail within the assessments below.

paragraphs 5.6 and 5.8 of the House Extensions and Alterations SPD (detailed within the 'Visual Amenity' section of this report) are also considered to be of relevance and are taken into account within this section.

Neighbouring properties with the most potential to be impacted by the proposals are discussed below.

Impact on no. 16 Holly Grove

This neighbouring dwelling is located to the north-east of the application site, whilst it is acknowledged that there are a number of new windows to be installed within the northern elevation of the proposed extensions and host dwelling, these windows are shown to be obscure glazed. A condition is recommended to ensure that these are installed and maintained as such. Subject to condition there are no concerns in regards to overlooking.

To the front of the site the proposed single storey garage extension is considered to be small in scale and size and would not impact on any habitable

room windows, it is also noted that whilst some additional shadowing will arise from the extension, this shadowing would fall against a blank elevation at no. 16 and across the access path into the back garden. Officers therefore have no concerns in respect to overshadowing or the proposal appearing overbearing in nature.

To the rear, the proposed two storey rear extension would extend out by approximately 2.7m, this extension would be viewed against the existing host dwelling and would be set down from the existing ridge height of the property, it is therefore considered that whilst the proposals will change the overall look and massing of no. 18, it is not considered that these changes would appear significantly overbearing or overly dominant in addition to the host dwelling. It is noted that additional overshadowing will arise from this extension across part of the rear garden area of no. 16.

However, as the extension would extend 2.7m this additional overshadowing is not considered to significantly alter the existing relationship of nos. 16 & 18, whilst shadowing will cover part of this neighbouring properties garden, amenity space will be available throughout the day which would be free from overshadowing (both from the existing dwelling and proposed extensions). In respect to the proposed single storey rear extension, there are no significant concerns as this would be partially screened by the existing boundary treatments and would be small in scale and size. Therefore, this element would not appear overbearing or overly dominant and would not result in any significant overshadowing to warrant a recommendation of refusal in this instance.

Objections were also received in respect to the amendments proposed to the rear garden in which the existing retaining wall is to be extended out to allow space for the proposed extension. From undertaking a site visit officer's consider the proposals to the rear garden to be acceptable, the site is partially screened by existing boundary treatments which line the site to the north, south and west and by dropping part of the raised garden area to provide this patio area, it is considered that views into this neighbouring property's rear amenity area would not be significantly increased.

Impact on no. 18A Holly Grove

This neighbouring property is located to the south of the application site and there are no significant concerns in regards to overshadowing. In addition, as no windows are proposed within the southern elevation of the extensions there are no concerns in regards to overlooking or loss of privacy. Given the orientation of no. 18A to the application site and fact it has a blank northern elevation, it is not considered that the proposals would appear overbearing or overly dominant or overshadow this property. It is also acknowledged that the proposed single storey front extension would be located to the north of the plot at no. 18 and therefore set away from the front elevation of 18A, as such there are therefore no significant concerns in regards to this element of the proposals.

Properties located to the west on Lea Street

These neighbouring properties are a row of terraces located to the west of the application site. There is a separation distance between these properties and the proposals of around 17-23m, given the differences in land levels and that no. 18 is set angled away from these dwellings it is not considered that there would be any direct views into habitable room windows of these neighbouring properties. In addition, the distance of the proposal from these properties is not considered to significantly overshadow.

Finally, it is considered that the proposals would not appear overly dominant or overbearing in this instance due to the separation distances, orientation of the property and that the scheme would be viewed within the general context of the area whereby there are a number of medium sized detached dwellings which also benefit from some extensions and additions. It is therefore not considered reasonable to recommend refusal on these grounds.

In conclusion, taking the above into account it is considered that on balance the proposals would not result in significant and detrimental impacts on the privacy and amenity of any neighbouring occupants, and therefore would comply with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, principles 3, 4, 5 and 6 of the House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

4 - Impact on Highway Safety:

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Principle 15 of the House Extensions and Alterations SPD states that extensions and alterations should maintain appropriate access and off-street ‘in-curtilage’ parking. With Principle 16 going on to say that proposals should maintain appropriate storage arrangements for waste.

In terms of parking provision, the Kirklees Highways Design Guide outlines that Kirklees Council has not yet set local parking standards but notes that as an initial point of reference for residential development, 4 bedroomed dwellings should provide 3 off-street car parking spaces. In this case the proposals would be able to provide 2/3 spaces on the existing driveway, and whilst the existing garage is to be extended it would measure around 4.5m x 2.3m which would not meet the requirements as outlined within the SPD. However, the application site is located within a quiet location and officers would not wish to see any further reduction of garden space to the front of the dwelling to enable an additional off-street parking space to be created. Taking the above into account, officers conclude that on balance the proposals would be acceptable on this occasion.

For the aforementioned reasons it is concluded that the scheme would not represent any additional harm in terms of highway safety and as such complies with Local Plan Policies LP21 and LP22, Principles 15 and 16 of the House Extensions and Alterations SPD and the guidance contained within the National Planning Policy Framework.

5 - Other Matters:

Biodiversity

Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

Whilst it is acknowledged that the application site is located within a Bat Alert Area, given that the dwelling appears to be well sealed at the eaves, and given the nature of the proposals, it is considered unlikely that roosting bats would be disturbed during construction works. However, an informative is to be provided should the application be recommended for approval.

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.

Considering the small-scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Policy LP51 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

There are no other matters for consideration.

6 - Conclusion:

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 development means in practice.

The application has been assessed against relevant policies in the development plan and other material considerations. It is considered, on balance, the proposed development would constitute sustainable development and is acceptable in principle. Therefore, the proposal is recommended for conditional approval.

Recommendation:

Approve subject to conditions.

Decision Authorisation - Delegated Powers

Application Number: 2021/92221

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
   Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
   Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24 and LP30 of the Kirklees Local Plan, Chapters 2, 12, 14 and 15 of the National Planning Policy Framework and Principles 1, 2, 3, 4, 5, 6, 7, 12, 15 and 16 of the Council's adopted 'house extensions and alterations' SPD.

3. The development shall not be occupied until all windows shown on the northern elevation of both the host dwelling and hereby approved extensions have been fitted with obscure glazing, minimum grade 4. Notwithstanding the provisions of Section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the windows shall thereafter be so retained obscurely glazed.

Reason: So as not to detract from the amenities of adjacent neighbouring properties by loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan, principles 3 and 4 of the House Extensions and Alterations SPD and policies within Chapter 12 of the NPPF.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Class A, B, D, and E of Part 1 of Schedule 2 to that Order shall be carried out within the site outlined in red on the approved location plan without the prior written consent of the Local Planning Authority.
Reason: To prevent overdevelopment of the site, to accord with Policy LP24 of the Kirklees Local Plan, Principle 7 of the House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework and guidance contained within the Council's House Extensions and Alterations SPD.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation oh Habitats and Species Regulations 2010. It is an offence for anyone to intentionally kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

Plans and specifications schedule:-

Plan Type	Reference	Web ID	Date Received
Location Plan	001	-	28th May 2021
Existing and Proposed Site Plans	002	D	26th April 2022
Existing Ground and First Floor Plans	003	-	28th May 2021
Proposed Ground and First Floor Plans	004	D	26th April 2022
Existing Elevations	005	-	28th May 2021
Proposed Elevations	006	D	26th April 2022

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Numerous discussions and amended plans have been submitted over the course of this application. Amendments were sought to reduce down the proposed two storey rear

extension in the interests of residential amenity, these led to alterations which provided additional accommodation to the south above the existing ground floor rear extension.

Report Dated:

27/04/2022