

**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:** 2021/62/93476/W

**Site Address:** 62, Wessenden Head Road, Meltham, Holmfirth, HD9 4EU

**Description:** Erection of two storey rear extension with lower ground floor

**Recommending Officer:** Lucy Taylor

**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.**

Teresa Harlow

***AUTHORISED OFFICER***

**Date: 27-Oct-2021**

## **Officer Report.**

**Reference:** 2021/93476

**Location:** 62 Wessenden Head Road, Meltham, Holmfirth, HD9 4EU

**Proposal:** Erection of two-storey rear extension with lower ground floor.

## **Site Description.**

62 Wessenden is a three-storey terrace property located in Meltham, Holmfirth. The property is faced in natural stone, with a brickwork lower ground floor projection currently set to the rear. The property has a dominant gable roof, infilled with grey concrete interlocking tiles and a smaller lean-to roof above the rear projection. The property is set back from the immediate highway of Wessenden Head Road by the presence of a small front garden, bounded by dry stone walling. To the rear of the site is a significant extent of garden amenity space, with an area of driveway amenity space running down the south western side elevation and to the rear.

There is a strong extent of similarity established within the wider streetscene, all of the properties in the immediate vicinity been of a terrace style and faced in matching exterior construction materials, stone with tiled gable roofs.

The application site is Unallocated in the Kirklees Local Plan.

## **Description of Proposal.**

Planning permission is sought for the erection of a two-storey rear extension with a lower ground floor.

The existing brickwork lower ground floor projection to the rear of 62 Wessenden Head Road will be demolished to facilitate the erection of this proposed two-storey extension with a lower ground floor. The replacement extension to the rear will have the same width as this previous projection (5.2 metres), with an increased projection of 4.10 metres and an overall height of 6.35 metres from external ground level. The exterior wall of the proposed extension will be faced in natural stone, and it will be topped with a lean-to roof, infilled with matching grey concrete interlocking tiles.

Glazing is only proposed to the rear elevation, this is in the form of glazed access doors to the lower ground floor and two regular windows to the first floor. All of this fenestration detailing will be constructed in white UPVC to match the existing windows and doors on the host property.

Within the interior of the dwelling the extension will function as a family room to the lower ground floor and as a bedroom with an en-suite to the first floor.

### **History of Negotiations.**

Amended plans were requested from the applicant, to show the extension to be faced in natural stone rather than the originally proposed artificial stone. This was for reasons of artificial stone not ageing well and therefore looking poor in contrast the natural stone host dwelling in later years.

Amended plans were submitted, showing the extension to be faced in natural stone to match the host dwelling.

### **Relevant Planning History.**

No relevant planning history.

### **Representations.**

We are currently undertaking 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 expiring on 12<sup>th</sup> October 2021 – no representations were received.

Although amended plans were sought and submitted, it was not deemed necessary to re-advertise the scheme via new neighbour notification letters. This is because the amendments were only with regard to the exterior construction materials and are considered to improve the development. Therefore, posing no increased detriment to residential amenity.

### **Consultation Responses.**

**Meltham Town Council** – no comments were made.

### **Policy/Legislation.**

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 27<sup>th</sup> February 2019).

The application site is Unallocated in the Kirklees Local Plan.

#### **Kirklees Local Plan:**

- **LP1** – Achieving Sustainable Development
- **LP2** – Place Shaping
- **LP21** – Highway Safety
- **LP22** – Parking Provision
- **LP24** – Design

The Kirklees House Extension and Alterations SPD, adopted on 29 June 2021, has been prepared to help householders, developers, agents and

architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration required by the Council.

### **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20<sup>th</sup> July 2021, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving Sustainable Development
- **Chapter 12** – Achieving Well-Designed Places
- **Chapter 14** – Meeting the Challenge of Climate Change, Coastal Change and Flooding

### **Assessment.**

The Following matters that will be considered as part of the assessment of the proposal are set below. These considerations will be looked at in detail individually:

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conclusion

### **1. Principle of Development:**

The site is without notion in the Kirklees Local Plan. Chapter 2 of the NPPF states that:

*“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes onto further state that objectives should:

*“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, policy 1 of the Kirklees Local Plan declares that:

*“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

LP1 goes further and states:

*“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

In this instance, it can be stated that the principle of development of this application is acceptable; and as a result, is subject to the assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise.

### **1. Impact on Visual Amenity:**

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

*“The creation of high quality 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.”*

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 development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:  
*“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...”*

Kirklees Council’s House Extensions and Alterations SPD states 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 3 metres from the rear wall of the original house or by 4 metres 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 metre; and
- not adversely affect habitable room windows where they adjoin a neighbour’s boundary.

Although the proposed extension to 62 Wessenden Head Road projects from the rear wall of the dwelling by 4.10 metres and does not retain a separation distance of 1.5 metres, it is indeed attached to the adjoining property, it is

considered acceptable from a design perspective on the grounds of the setting of the host property in relation to the adjoining neighbouring property of No. 60 Wessenden Head Road. This neighbouring property will continue to extend further rearwards than the application property even after development, with this neighbouring elevation of a significantly higher height. Therefore, the proposed extension poses no undue detriment visually, aligning only with a solid side elevation of No. 60 Wessenden Head Road. Therefore, this application is considered to accord appropriately with the Key Design Principles within the SPD on its own merits.

From a visual amenity perspective, the two-storey extension is considered to be a subservient addition to the host dwelling, of a reduced size/scale to the footprint of the dwellinghouse and of a reduced height to the dominant roof, mitigating any obtrusiveness from been caused as a result of development. In addition to this, the form of the proposed lean-to roofing style further works to mitigate any undue bulking or massing from the overall design. This would also align with the roofspace of the adjoining dwellings and appear more cohesive when viewed from Mile End to the rear of the south. Given the proposed size/scale of development, in relation to the significant extent of rear garden amenity space at the dwelling, it can be concluded that no overdevelopment will be caused as a result of the proposed works.

Further promoting the subservient nature of design is the use of harmonising exterior materials, whereby it should be noted that the use of natural stone is considered much more acceptable visually than the existing brickwork to the lower ground floor project at present. The proposed fenestration details are of a simple form and are in keeping with the architectural design of the dwellinghouse, with the glazed doors proposed considered to be an appropriate contemporary addition to the dwellinghouse.

For all of the reasons outlined above, it is considered that the proposal would not cause detrimental harm to the visual amenities of the host property or wider locality. Therefore, the proposed two-storey extension is considered to comply with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan and Key Design Principles 1 & 2 of the House Extensions SPD.

## **2. Impact on Residential Amenity:**

Section B and C of LP24 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 users.

The property most likely to be affect by the proposed development is that which directly neighbours the site to the north, this being No. 60 Wessenden Head Road. Following an assessment, it can be concluded that the occupiers

of this neighbouring property will endure no detrimental impacts of overbearing or overshadowing as a result of the proposed works to 62 Wessenden Head Road. This is because the proposed extension will remain set behind this neighbouring property, aligning only with its southern solid side elevation. For the same reason, and because of the placement of glazing to only the rear elevation, the proposed rear extension to 62 Wessenden Head Road also presents no detriment to neighbouring privacy.

To the south west of the site, the buildings have a primary classification for commercial use, a secondary classification for community services and a tertiary classification as a community facility. It appears to be Masonic Lodge. It is important to acknowledge that the proposed works to 62 Wessenden Head Road will have no impact upon the functioning's of these buildings as any of the outlined classifications and poses no detriment of overbearing or overshadowing, as a result of the separation to be retained from the shared boundary. It is noted that 3 side facing windows in that building would experience shading and some loss of outlook. However, these windows appears to be secondary, are not clearly associated with residential occupation. In addition, given that no glazing is proposed in the side elevation of the extension, it poses no impact of overlooking or to privacy.

It is considered that the proposed rear extension would be a sufficient distance away from any other properties (Mile End) to prevent undue harm to residential amenity in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing affect.

For all of the reasons outlined above, the proposed development at 62 Wessenden Head Road is not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposal complies with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan and Key Design Principles 5 & 6 of the House Extension SPD.

### **3. Impact to Highway Safety:**

Although the proposed rear extension has the potential to increase domestic use of the property, with the addition of one extra bedroom, this is not considered to pose detriment to highway safety. This is because is driveway amenity space down the side elevation of the property is considered to facilitate 2 parked cars, with an abundance of on-street parking also available along Wessenden Head Road, even to the direct frontage of No. 62. The extension poses no impact to the existing on-site parking arrangements.

In addition, the proposed works pose no alteration to the existing access routes to and from the site in conjunction with the adjoining highway.

In turn, the development, would appropriately accord with Chapter 9 of the NPPF, policies LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extension SPD.

### **4. Other Matters:**

### *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 predates 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 Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

### **5. Representations:**

No representations were received.

### **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.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation: Approve**

**Decision Authorisation - Delegated Powers**

**Application Number: 2021/ 93476**

**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 Policy LP24 of the Kirklees Local Plan.

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those annotated on drawing 2021/044/04A.

**Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.

Note: The application site is located in a low coal risk area.

Plans and specifications schedule:-

| <b>Plan Type</b>            | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|-----------------------------|------------------|----------------|----------------------|
| Proposed Plans & Block Plan | 21-044-04A       | 2              | 26.10.21             |
| Existing Plans              | 2021/044/01      | -              | 2.9.21               |

| <b>Plan Type</b> | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|------------------|------------------|----------------|----------------------|
| Location Plan    | -                | -              | 3.9.21               |

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 pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amended plans were sought and submitted, showing the proposed extension to be faced in natural stone rather than artificial stone as originally proposed.

**Report Dated:** 26.10.21