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:	**2022/62/92480/W**
Site Address:	215, Scar Lane, Golcar, Golcar, Huddersfield, HD7 4AU
Description:	Demolition of detached garage, erection of detached garage, two storey side extension, single storey rear xtension with raised terrace and external alterations, and extension of access
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.

Teresa Harlow

AUTHORISED OFFICER

Date: 23-Nov-2022

Officer Report

Site Description

215, Scar Lane, Golcar, Golcar, Huddersfield, HD7 4AU

The application site relates to a medium sized two-storey stone-built detached dwelling, which benefits from a large driveway and detached single garage. Garden/amenity areas are provided to the front, side and rear.

The site is not located within a Conservation Area or located in close proximity to any Listed Buildings.

Description of Proposal

The application seeks planning permission for the demolition of detached garage, erection of detached garage, two storey side extension, single storey rear extension with raised terrace and external alterations, and extension of access.

The proposals seek to demolish the existing detached garage located to the rear, to make space for the two-storey side extension and single storey rear extension. The two-storey side extension is to measure approximately 7.4m x 3m, with a ridge height of approximately 8m.

The proposed single storey rear extension is to measure approximately 3m x 9.9m, with a ridge height of around 4m. Coming off this rear extension is a raised terrace measuring around 1.5m x 9.9m, with a 1.1m high glass balustrade running along all sides of this area.

A detached double garage is also proposed to the side of the existing dwelling and will measure approximately 8.6m x 6.6m, with a ridge height of 4.6m.

External alterations are also proposed, these relate to the insertion of a new obscurely glazed bathroom window which is to be installed within the rear elevation of the existing host dwelling, alongside an extended and widened driveway to provide an internal turning area to the front of the newly proposed

garage. A 1.2m wide path is also to be installed between the side of the dwellinghouse and garage with steps to allow a merging of levels within the site.

The extensions and alterations are to be constructed from natural stone with blue slate roof tiles, all to match the host dwelling.

History of negotiations/amendments received

Amended plans were requested to show a hipped roof design on the proposed garage to reduce its overall bulk and massing. A setback has also been provided between the two-storey side extension and the principal elevation of the host dwelling to ensure subservience and to be in line with the Council's adopted House Extensions and Alterations SPD.

Relevant Planning History

2010/90825 – Erection of detached dwelling. Approved 23rd June 2010.

93/05503 – Outline application for erection of detached dwelling. Approved 18th January 1994.

Representations

Final publicity date expires:

Neighbour Letters – Expired 5th September 2022.

Officer note: We 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 only, details of which are outlined above. Whilst it is acknowledged that amended plans have been received during the lifetime of this planning application, such amendments have sought to reduce the proposed extensions and additions in scale and size and therefore it was not considered necessary to re-consult in this instance.

Consultation Responses

KC Highways Development Management (Informal) – An informal discussion was had with highways officers in regard to the proposals. Given the widening of the existing entrance to the site, and the new internal turning area officers welcomed these changes as they would provide a safer means of exiting and entering the site. It was also noted that due to the proposed double garage and amount of hardstanding to the front of the proposed garage off-street parking could be provided for at least 2 vehicles as required within the Council's Highways SPD.

Local Ward Members

N/A.

Parish/Town Council Comments

N/A.

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) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

The application site is located within a Bat Alert Area.

Kirklees Local Plan (2019):

- **LP1 – Achieving Sustainable Development**
- **LP2 – Place Shaping**
- **LP20 – Sustainable Travel**
- **LP21 – Highways and Access**
- **LP22 – Parking**
- **LP24 – Design**
- **LP30 – Biodiversity & Geodiversity**
- **LP51 – Protection and Improvement of Local Air Quality**
- **LP52 – Protection and Improvement of Environmental Quality**

Supplementary Planning Guidance/Documents:

- Kirklees Highway Design Guide SPD (2019)
- House Extensions and Alterations SPD (2021)

National Planning 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. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- 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:

1.1 – Sustainable Development

The site is without notation 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 environmental (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.

As the site is without notation in the Kirklees Local Plan (KLP), it is considered that the principle of development in this instance would be 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.

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, whilst 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'.

Paragraph 5.19 of the Council's House Extensions and Alterations SPD states that two-storey side extensions can have a significant effect on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of an area. Paragraph 5.20 goes on to say that:

'Two storey side extensions should:

- *Not take up all or most of the space to the side of a house;*
- *Maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and*
- *Be set back at least 500mm from the front wall of the house'.*

In this instance the proposed two storey side extension would not take up all of the space to the side of the house and would maintain a gap of around 12m to the nearest neighbouring property (to the east). The proposed extension is to be stepped down from the ridge of the host dwelling and would be stepped back from the front wall of the original dwelling by around 0.3m. Whilst this does fall short of the requested 0.5m set back, officers deem this to be acceptable on this occasion as the drop down from the ridge helps to ensure the extension appears subservient to the host dwelling.

A single storey rear extension is also proposed, this extension would need to be in line with the requirements outlined below to be in accordance with paragraph 5.6 of the House Extensions and Alterations SPD.

- Be in keeping with the scale and style of the original house;
- Not normally cover more than half of 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 generally not exceed 2.5m;
- Retain a gap of at least 1m from a property boundary.

The proposed single storey rear extension would not cover more than half of the total area around the original house, even when taking into consideration previous extensions and outbuildings. In addition, the extension would not project out more than 3 metres from the rear wall of the original house, would not exceed 4m in height, and would retain a gap of at least 1m from the property boundary. The rear extension is also considered to be of a scale and style that is in keeping and sympathetic to the host dwelling, as well as being somewhat reflective of what currently exists at the rear of the property.

Moving on to the proposed single storey detached garage, paragraph 5.29 of the above SPD states that:

'…detached garages…can have as much of an impact on the appearance of the building as any other extension. Wherever possible these should reflect the appearance of the building as any other extension. Wherever possible these should reflect the style, shape and architectural features of the existing house and not be detrimental to the space around the building'.

Paragraph 5.30 goes on to say that outbuildings should normally be subservient in footprint and scale of the original building, be set back behind the building line of the original building so that they do not impact on the street scene and preserve a reasonable private amenity space following a general principle that no more than 50% of garden space should be lost.

In this instance the proposed garage would be single storey in height and would have a hipped roof design to match the host dwelling. Whilst the garage is large in scale and size, no 215 Scar Lane does benefit from a generous residential curtilage whereby planning permission has been granted previously (2010/90825) in this location for a new detached dwellinghouse. Whilst this permission has now expired, officers do consider that proposed garage would appear subservient in both footprint and scale when compared to the original building and is significantly smaller than what was previously approved in 2010. In addition, the garage is to be set behind the building line of the original dwelling and would not result, even when taking into account existing and proposed extensions and additions, in a loss of no more than 50% garden space. This element of the proposals is therefore considered to be in accordance with the Council's adopted SPD.

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. As outlined above, sufficient outdoor amenity space is to be retained at the site, with the majority of the front and rear garden areas remaining as is. Taking the above into account, the proposals are considered to accord with Principle 7 of the House Extensions and Alterations SPD.

Finally, it is noted that the facing material of the extensions would be natural stone, with blue slate roof tiles to match the host dwelling. The proposals are therefore deemed to be acceptable.

Taking the above into account, the proposal is considered to be appropriate in scale, size and design in this location, and would not appear out of character or overly dominant in the general context of the site. The development is therefore concluded to accord with LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principles 1, 2 and 7 of the House Extensions and Alterations SPD.

3 - Impact on Residential Amenity:

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.

Impact on no. 213 Scar Lane

This neighbouring property is located to the east of the application site and is most likely to be impacted by the proposed detached garage. As no windows are proposed within the eastern elevation of the garage, there are no concerns in respect to overlooking or the loss of privacy. Whilst there would be a separation distance of just 1m between the proposed garage and windows located in the western elevation of no. 213 officers acknowledge that this appears to be a garage conversion and that the occupiers would have access to additional windows to the rear and therefore would not rely solely on light and outlook from these side windows. Furthermore, planning permission was previously granted in 2010 for a new dwelling in a similar position and therefore the garage would have a reduced impact when compared to what was previously approved in this location. It is also noted that a 2m high fence could be erected along this boundary under permitted development. So, whilst officers acknowledge that the separation distance between the proposals as this neighbouring property is minimal, the garage is not considered to be overly dominating or overbearing when taking the above into account. Finally, whilst there would be some overshadowing arising from the new garage, this would be in the late afternoon/evening and therefore would not be for a long period of the day, there would be no impacts on the garden/amenity space of no. 213, and as discussed above the converted garage appears to have access to a window to the rear.

Impact on no. 217 Scar Lane

This neighbouring property is located to the west of the application site and is most likely to be impacted by the proposed single storey rear extension and rear terraced area. As no windows are proposed within the western elevation of the rear extension there are no concerns in respect to overlooking, and whilst the proposed balcony area would increase the possibility for overlooking across no. 217's rear garden, most views would be blocked by the existing large outbuilding which resides along the eastern boundary between no. 217 and 215. There are therefore no concerns with regards to the loss of privacy of this neighbouring property. In addition, officers consider the proposals to be small in scale and size and that they would not appear overbearing or overly prominent in relation to this adjacent neighbour, the existing outbuilding and

boundary treatments at 217 provide a sufficient buffer in this instance. Finally, although some shadowing will be generated by the proposals, this would be for a small portion of the morning and would fall across the existing outbuilding and driveway/access area to the side of the house. It would therefore not significantly impact on any habitable room windows or useable amenity space for a continuous part of the day.

Impact on nos. 260 & 262 Scar Lane

These neighbouring properties are located to the north of the application site, approximately 27 + metres away. Whilst habitable room windows are to be provided within the front elevation of the proposed two-storey extension, the W.C window is to be obscurely glazed, and with the large separation distances as outlined above, officers deem there to be no concerns in respect of overlooking or the loss of privacy in this instance. Furthermore, the proposed extension is to be stepped back from the principal elevation and stepped down from the ridge of the host dwelling, ensuring subservience and that the proposals do not appear overbearing in nature. Finally, given the large separation distances, there are no concerns with regards to overshadowing or the loss of light.

In conclusion, taking the above into consideration the proposals would not result in significant impacts on the residential amenity of any neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of amenities of neighbouring properties. Principles 3, 4, 5 and 6 of the House Extensions and Alterations SPD and 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 on 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.

The proposals seek to demolish an existing single garage and provide a new detached double garage and drive/internal turning area. No additional bedrooms are proposed, and the existing access will also be widened. The Council's Highways officers were consulted informally on the proposals and raised no objections as sufficient off-street parking can be provided, and the widened access and internal turning area would improve the safety for vehicles entering and exiting the site.

Whilst the proposed bin storage and collection points are not outlined on the submitted block plan, it is reasonable to assume, given the size of the residential curtilage and amount of hardstanding to the front of the new garage, that there would be sufficient space to store bins without impacting on the parking or access to the site.

Principle 14 of the SPD (drainage and flood risk) states that …alterations should be resilient and resistant to flood risk. Paragraph 4.37 states that where garden space is lost, surfaces should be permeable or, if impermeable, designed to run-off to a porous or permeable surface to avoid run-off into highway drains. To control the new parking and turning area it is recommended that a planning condition be imposed to require the hardsurface to be installed in accordance with DCLG/EA published guidance. This would also be in accordance with Chapter 14 of the NPPF.

It is therefore considered that the proposed scheme would not represent any additional harm in terms of highway safety and would in fact provide a safer space for vehicles to exit the site within the turning area provided. As such, the proposals comply with Local Plan Policies LP21 and LP22, Principles 15 and 16 of the House Extensions and Alterations SPD and Chapter 9 of 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 House Extensions and Alterations SPD highlights that extensions and alterations should consider how they might contribute towards the enhancement of the natural environmental and biodiversity. Potential opportunities include:

- Providing gentle transitions between different habitats and incorporating measures in walls, fences and roads that support the movement of animals;
- Retaining gardens where possible;
- Using green roofs; and
- Incorporating measures such as bat boxes and swift bricks in buildings.

Whilst it is acknowledged that the application site is located within a Bat Alert Area, given the scale and nature of the proposals, and that the host dwelling appears to be well sealed to the eaves 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.

In accordance with Local Planning Policy LP30 a condition is recommended should planning permission be granted requesting that 1 bat roosting feature be incorporated into the new walling of the extension on the eastern elevation, at least 4.5 metres above ground level and not directly above any windows or doors. This bat roosting feature shall be installed during the period of construction and retained thereafter in the interests of creating a biodiversity net gain.

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.

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

The proposal is for a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards. The proposed development would therefore comply with Policy LP51 of the Kirklees Local Plan, Principles 8, 9, 10 and 11 of the House Extensions and Alterations SPD and Chapter 14 of the National Planning Policy Framework.

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

proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation:

Approve.

Decision Authorisation - Delegated Powers

Application Number: 2022/92480

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.

1. 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, LP30 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15 and 16 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and Chapters 2, 9, 12, 14 and 15 of the National Planning Policy Framework.

2. A bat roosting feature of a Schwegler bat box type or similar shall be incorporated into the hereby approved two-storey side extension on the eastern elevation, at least 6 metres above ground and not directly above windows or doors. This shall be installed during the period of construction and shall be retained thereafter.
   Reason: To promote biodiversity net gain in accordance with Policy LP30 of the Kirklees Local Plan, Chapter 15 of the National Planning Policy Framework, and Principle 12 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

3. Notwithstanding the submitted plans, the external walls of the hereby approved extensions and detached garage shall be finished with natural stone, with the roof finished with blue slate roof tiles. The development shall be constructed from the materials approved by this condition and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to ensure that the approved extensions and additions are located unobtrusively in the streetscape to accord with Local Planning Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document

4. The extended driveway area shown on dwg no. 21/794/06 B shall not be brought into use until it been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 as amended or any successor guidance. The extended driveway area shall be so retained with a hardened and drainage surface in accordance with the aforementioned guidance document
   Reason: In the interests of highway safety and to mitigate flood risk through an increase in surface water run-off. This is in accordance with Policy LP21 of the Kirklees Local Plan, Principle 14 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and Chapter 14 of the National Planning Policy Framework.

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 of 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 license. 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. If bats are found then contact Natural England.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location Plan	21/794/01	-	29th July 2022
Existing Block Plan	21/794/02	-	29th July 2022
Existing Floor Plans & Elevations	21/794/03	-	29th July 2022
Proposed Floor Plans & Elevations	21/794/04	C	20th November 2022
Proposed Garage Plans & Elevations	21/794/05	C	23rd November 2022
Proposed Block Plan	21/794/06	B	20th November 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. Amended plans were requested to show a hipped roof design on the proposed garage to reduce its overall bulk and massing. A setback has also been provided between the two-storey side extension and the principal elevation of the host dwelling to ensure subservience and to be in line with the Council's adopted House Extensions and Alterations SPD.

Report Dated:

23/11/2021