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:	**2023/62/90109/W**
Site Address:	27, Springwood Road, Thongsbridge, Holmfirth, HD9 7SJ
Description:	Erection of infill single storey front and rear extensions and external alterations
Recommending Officer:	Luke Walstow

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: 16-Mar-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/90109
Location	27, Springwood Road, Thongsbridge, Holmfirth, HD9 7SJ
Proposal	Erection of infill single storey front and rear extensions and external alterations
Publicity end date	07/03/2023
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	No **EoT Date: N/A**
Recommendation	Conditional Full Permission

	NO	**YES**
Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)	✓	
Contrary to previous decision	✓	
Called in by Ward Member	✓	
Significant number of representations received	✓	

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed places

- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 51** – Protection and improvement of air quality

Holme Valley Neighbourhood Plan:

- **Policy 1** – Protecting and Enhancing the Landscape Character of Holme Valley
- **Policy 2** – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- **Policy 11** – Improving Transport, Accessibility and Local Infrastructure
- **Policy 12** – Promoting Sustainability
- **Policy 13** – Promoting Wildlife and Securing Biodiversity Net Gain

The application site is within Landscape Character Area 4 of the HVNDP – River Holme Settled Valley Floor.
The HVNDP outlines the key landscape characteristic of the area are:

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

And that key-built characteristic of the area is:

- Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area's former textile industry.

- Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads.
- Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre.
- Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage.
- There are mixed areas of historic and more recent residential and commercial developments.

Supplementary Planning Document 'House Extensions and Alterations' (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	**SUMMARY**
Negotiations/Amendments during course of application	NO	N/A
Parish/Town Council comments sought Holme Valley Parish Council	YES	Support
Planning History	YES	2022/93493. Certificate of lawfulness for proposed erection of front porch and rear in-fill extension.

		CERT OF LAWFUL OPPS REFUSED – 20/12/2022.
Consultations required	NO	N/A

Assessment

The Kirklees SPD sets out that front and rear extensions should comply with certain parameters set out at paragraph 5.6 on page 24 for rear extensions and 5.14 on page 27 for front extensions (and listed below) and if they do not, they need to be justified:

Single storey rear extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
Keep with the scale and style of the original house.	Coursed natural stone proposed to match the exisitng materials. Timber boarding for front extension limited in amount and scale and therefore considered acceptable.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings).	Including exisiting extensions, the proposal would not cover more than half the total area of the original house.	
not exceed 4 metres in height.	2.5 metres to eaves, 3.2 metres in total height.	
not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties.	2.3 metre projection to match exiting rear extension projection.	

where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	N/A	N/A
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.	2 metre gaps maintained from the nearest boundary.	
Single storey front extensions may be acceptable where:	**<u>Yes - COMPLY</u>**	**<u>No - JUSTIFY</u>**
The house is set well back from the pavement or is well screened.	The proposed front infill is well set back from the front pavement and highway.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area.	The proposal is 2.4 metres wide, 1.1m projection, to fill in a space between the host dwelling and the existing garage.	
The materials and design match the existing features of the original House.	Coursed stone and limited timber usage to match the exisitng dwelling.	
The extension would not unreasonably affect the neighbouring properties.	Front fill-in extension is not located near any neighbouring dwellings.	

Design and Visual Amenity: Are the considerations in the following table acceptable?

The application property is a semi-detached welling located along Springwood Road. Residential dwellings along the road and within the area share similar construction materials of coursed stone with some having different coloured render finished. Dwellings are located back from the highway, with many having front drives and front gardens.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF • Policy 2 of the HVNP	Modest rear extension fill-in in a discrete location not viable from the highway. Front fill-in extension visible form the highway, but suitable size, matching the characteristics of the original dwelling.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF • Policy 2 of the HVNP	Both fill-in extensions to be subservient additions to the original building. Each extension respects the side building line.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF • Policy 2 of the HVNP	Rear and front fill-in extensions respect height of existing extensions and building lines. Scale is subservient to the original dwelling.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF • Policy 2 of the HVNP	Materials used is coursed stone, limited timber boarding and blue/black roof natural slate, which would match exisitng materials on site. New Velux windows on the rear extension to be installed.	✓

Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF • Policy 2 of the HVNP	Pitched roof to match existing rear extension roof line. Whilst there would be stone work protruding above the existing flat roof of a previous addition, this is not considered to have a significant visual impact. Flat roof on front fill-in extension to match exisitng.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF • Policy 2 of the HVNP	1 window proposed on rear fill-inn. Considered acceptable.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	No accessibility concerns regarding the proposals fill-in extensions.	✓

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity: Are the considerations in the following table acceptable?

The main properties affected are:

- *No. 25 Springwood Road, the adjoining semi-detached dwelling located South to the application site.*

- *No. 28 Springwood Road, a large, detached dwelling located North-east across the highway.*

- *Holmfirth High School, located West of the application site.*

	Relevant key design principle (KDP) of the SPD, Policy in	**Further comments**	**✓ / X / N/A**

	the Kirklees Local Plan and the NPPF		
Impact on privacy of neighbours (to sides, rear and front)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Proposed rear extension to have 1 window which projects out onto the rear garden. Privacy to adjoining neighbour would not be impacted. Existing hedge on neighbouring boundary acts as a natural screening.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Rear-fill in extension located away from neighbouring dwelling, on the opposing side of the application site. Amount of light available to the neighbour would not be impacted and remain the same. Outlook would remain as exisitng.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Whilst the fill-in extension does project onto outdoor amenity space, there is room available still to the rear, and outdoor amenity space located top the front of the dwelling, resulting in adequate outdoor space.	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on highway safety	• KDP 15 of the SPD	Parking is located to the front and would not be significantly altered as a	✓

	• Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF • Policy 11 of the HVNDP	result of the proposal. The proposal is not considered to have a significant impact in this regard.	
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF • Policy 11 of the HVNDP	There are no proposed changes to car parking arrangements on site.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF • Policy 11 of the HVNDP	Waste storage and collection to be as existing.	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF • Policy 13 of the HVNP	N/A	N/A
Impact on ecology	• KDP 12 of the SPD	N/A	N/A

	• Policy LP30 • Chapter 15 of the NPPF • Policy 13 of the HVNP		
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF • Policy 12 and 13 of the HVNP.	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.	✓
Drainage and Flood Risk	• KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP	The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	**Officer response**	Addressed ✓ / X / N/A
Holme Valley Parish Council	Support	✓

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: CONDITIONAL FULL PERMISSION

Decision Authorisation - Delegated Powers
Application Number: 2023/90109
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 to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, Policies 1, 2, 11, 12, and 13 of the Holme Valley Neighbourhood Plan and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The external walls and roofing materials of the development hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.
Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document, Polices 1 and 2 of the Holme Valley Neighbourhood Plan and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	22032D-06-R01		12 January 2023
Exisitng Floor Plan	22032D-10-R01		12 January 2023
Rear Elevation	22032D-07-R01		12 January 2023
Front Elevation	22032D-08-R02		12 January 2023
Floor Plan - E	22032D-05-R03		12 January 2023
Supplementary Information;			12 January 2023

Plan Type	Reference	Version	Date Received
Householder Application			
Existing Floor Plan	22032D-10-R01		23 January 2023
Block Plan	22032D-09-R01		23 January 2023
Side Elevation	22032D-11-R01		25 January 2023

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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 14/03/2023