

**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:	2023/62/90481/W
Site Address:	125-131, Radcliffe Road, Slaithwaite, Huddersfield, HD7 4EZ
Description:	Erection of porch/boot room to front, demolition of existing outbuilding and erection of new outbuilding for home office/garden store and associated works
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.

John Holmes

AUTHORISED OFFICER

Date: 04-May-2023

Officer Report.

Reference: 2023/90481

Location: 125-131, Radcliffe Road, Slaithwaite, Huddersfield, HD7 4EZ

Proposal: Erection of porch/boot room to front, demolition of existing outbuilding and erection of new outbuilding for home office/garden store and associated works

Site Description.

Development is proposed at 125-131 Radcliffe Road, located in Wellhouse, Huddersfield. The property is detached and of three-stories in height, faced in stone with gable and lean-to roofing forms above, infilled with tiles. The topographical ground level of the dwelling is set down from Radcliffe Road, which runs to the north of the site and provides vehicle access. On-site parking amenity space is available to the front elevation of the dwelling and, to the side and rear, the property benefits from significant outdoor amenity space. An outbuilding is present within the wider curtilage of the site, located to the western side boundary and constructed from stone.

Within the wider streetscene of Radcliffe Road, there are a mix of property types established which are of varying ages with regard to date of construction. However, it is noted that the use of stone is a predominant characteristic of the local vernacular.

The application site is Allocated within the Green Belt in the Kirklees Local Plan and an Allocated public footpath runs adjacent to the east of the site (COL/85/70).

Description of Proposal.

Planning permission is sought for the erection of a porch/boot room, demolition of existing outbuilding and erection of new outbuilding.

Porch/Boot Room to Front:

The proposed front extension would have a projection of 3 metres, a width of 3.2 metres and a height of 3.6 metres.

The external walls of the front extension would be faced in stone to match the host property and the lean-to roof would be infilled with slate tiles.

Fenestration details would include windows to the front elevation and both side elevations, with an access door to the front elevation. The windows would be framed in upvc and the door would be constructed from upvc/composite.

Roof lighting is also proposed in the form of one velux window within the lean-to roof.

Outbuilding:

The existing outbuilding would be demolished.

The new outbuilding would be erected in the same position as existing within the curtilage of the site, to a length of 4.2 metres, a width of 3.5 metres and a maximum height of 6.7 metres.

The new outbuilding would be constructed from render with stone details and would have a pitched roof infilled with slate tiles.

Fenestration detailing would include glazing and access doors. Roof lighting is also proposed in the form of velux windows.

Solar panels are proposed to be installed to the roof of the outbuilding.

The new outbuilding would function as a home office and garden store.

History of Negotiations.

No amended plans were sought or submitted; however, the case officer did seek additional clarification with regard to the presence of bats in light of the demolition of the existing outbuilding.

The applicant provided a series of photographs and comments in response to the officer's request. Further details relating to this can be found within section 5 of the 'Assessment' part of this report.

Relevant Planning History.

No relevant planning history at the application site, however, officers note that pre-application advice was sought for the erection of a new outbuilding and porch/boot room to the front elevation (2022/21630).

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, a site notice and within the newspaper, which collectively expired on 27th April 2023.

In response to the above publicity, one supporting comment was received. The supporting comment set out the following: *"These seem like sensible designs which will improve the property, replace rundown outbuildings and not cause any problems for anyone else."*

Consultation Responses.

Railway Infrastructure Manager – No comments received.

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 27th February 2019).

The application site is Allocated within the Green Belt in the Kirklees Local Plan and an Allocated public footpath runs adjacent to the east of the site (COL/85/70).

The site falls in an area with a known presence of bats and within the 'River Colne Corridor' Strategic Green Infrastructure Network.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP31 – Strategic Green Infrastructure Network
- LP51 – Protection and improvement of local air quality
- LP57 – The extension, alteration or replacement of existing buildings

Supplementary Planning Documents:

Highways Design Guide SPD (2019)

House Extensions and Alterations SPD:

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 20th 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 4 – Decision-making
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment.

The following matters will be considered as part of the assessment. These considerations will be looked at in detail individually:

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

1) Principle of Development and Green Belt

Principle of Development:

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 on to 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 LP1 of the Kirklees Local Plan (KLP) declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy 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.”*

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”*.

In this instance, it can be stated that the principle of development in this application could be acceptable, subject to the assessment of impacts to the Green Belt and on visual and residential amenity, as well as highway safety and any other impacts that may arise being acceptable. These are discussed below.

Green Belt:

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the categories set out in Paragraphs 149 and 150.

Paragraph 149(c) of the NPPF outlines that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building can be appropriate development in the Green Belt.

Further to this, Policy LP57 of the Kirklees Local Plan states that the extension or alteration of buildings in the Green Belt will normally be acceptable provided that:

“a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;

c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard surfacing, curtilages and enclosures and means of access; and

d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.”

Further, the House Extensions and Alterations SPD (paragraph 2.11) makes reference to the Green Belt, stating that care should be taken to ensure that the design is sympathetic to countryside character, both on the building itself and in the treatment of any outside space.

The case officer has undertaken historical research of the application site using the Council's GIS mapping system. This research indicated that there had been previous additions/extensions to 125-131 Radcliffe Road, other than the glass lean-to structure to the front elevation and the conservatory to the side elevation.

The original dwellinghouse is concluded to have a volume of approximately 502.28m³.

The glass lean-to structure to the front elevation has a volume of approximately 30.63m³, presenting a percentage increase of 6% to the original dwellinghouse. The conservatory to the side elevation has a volume of approximately 55.77m³, presenting a percentage increase of 11.10%. Resultantly, the total percentage increase of works to date equals 17.10%.

The proposed porch/boot room front extension proposed under this planning application presents a volume of 28.08m³, posing a further volume increase of 5.59%, which would take the total volume increase to the original dwelling to a total of 22.69%.

With regard to the outbuilding, historical maps on the Council's GIS mapping system, dated 1922 and 1955, show the presence of outbuildings within the curtilage of the site, in a similar location to the outbuilding which currently stands within the site. In turn, it is concluded that, the existing outbuilding at 125-131 Radcliffe Road is an original feature. The lean-to roofed part of the outbuilding is concluded to be original (evidence by the stonework to the external walls), however, the small flat roofed entranceway to the outbuilding is considered to be an addition (with the stonework appearing more contemporary with less signs of decay).

It is concluded that the original outbuilding (excluding the flat roofed entranceway) would have a volume of approximately 53.55m³, with the existing outbuilding (including the flat roofed entranceway) having a volume of approximately 58.12m³.

The replacement outbuilding proposed under this planning application has been calculated to present a volume of approximately 87.47m³. Whilst officers note that the proposed replacement outbuilding would be of a slightly larger size/scale to that existing at the site, given the limited increase proposed, it is not considered that the new outbuilding in conjunction with existing development undertaken at the site and the proposed front extension would result in disproportionate development.

When taking into account the visual appearance of the proposed extension and replacement outbuilding, it is considered that these would appear subordinate to the main dwelling by virtue of their design, sitting, size and scale. Whilst to the front, the dwelling has an orientation such that this elevation does not front a highway and is not highly prominent / such that an addition to the front would dominate the street scene / locality.

Therefore, it is considered that the erection of the proposed development would not result in disproportionate development and meet the requirements of the aforementioned policies within Chapter 13 of the NPPF and Policy LP57(a) of the Kirklees Local Plan.

In addition, although the submitted proposed site plan outlines the creation of a new stepped access to the house, this is not considered contrary to LP57(c) with regard to the treatment of outdoor areas, replacing an existing hard-

surfaced stepped access to the dwellinghouse and not significantly increasing hardstanding serving the dwelling.

1) 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 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 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...’*

Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

- Key Design Principle 1 – *“extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and street scene.”*
- Key Design Principle 2 – *“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.”*

Porch/Boot Room to Front:

Section 5.2 of the House Extensions and Alterations SPD focuses on front extensions, setting out that they are usually unacceptable due to the impact

on the character of the area and visual amenity and will not normally be permitted unless:

- the house is well set back from the pavement or is well screened
- 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 materials and design match the existing features of the original house
- the extension would not unreasonably affect the neighbouring properties.

The design of the proposal is such that a single storey extension is proposed to the front of 125-131 Radcliffe Road, which would be utilised as an extension to create a porch/boot room. The size/scale of the proposal is such that, following the erection of the front extension, the original principal elevation would remain to be clearly read as such. The external walls of the front extension would be faced in stone to match the host property and the lean-to roof would be infilled with slate tiles. For these reasons, the proposed front extension would appear as subservient to the original dwellinghouse of 125-131 Radcliffe Road.

It is also important to note that, due to the topographical differences between the dwellinghouse and Radcliffe Road, visibility of the proposed front porch would be well screen from public vantage points.

Outbuilding:

Section 5.6 of the House Extensions and Alterations SPD sets out specific guidance for outbuildings, stating the following: *“Outbuildings...can have as much of an impact on 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.”*

In this instance, it is considered that the outbuilding would likely appear subservient, due to it being a replacement structure, with a very limited increase in size/scale to that of the existing structure. In addition, in accordance with the House Extensions and Alterations SPD, the volume of the new outbuilding would be subservient in footprint to the host dwelling, and the structure would appropriately preserve a reasonably sized private outdoor amenity space at 125-131 Radcliffe Road.

Although the proposed outbuilding would be located forward of the host dwelling, in this instance, given the previously established setting of an outbuilding in the proposed location, officers consider that sufficient justifications are evident to warrant the sitting of the proposed outbuilding structure. Furthermore, given the topographical relationship between the site and Radcliffe Road, it is not expected that the development would pose detrimental visual impact to the wider streetscene.

The new outbuilding would be constructed from render with stone detailing and would have a pitched roof infilled with slate tiles. Whilst the existing outbuilding is constructed solely from stone, the use of render for the replacement structure is considered to be acceptable, in keeping with the render established to the host dwelling and other properties within the streetscene, including that adjacent to 125-131 Radcliffe Road.

The installation of solar panels to the roof of the outbuilding is welcomed from a climate emergency perspective and would not have a significant visual impact.

For all of the reasons outlined above, it is considered that the proposal would not cause detrimental harm to the visual amenities of the locality. The proposed development is considered to comply with Chapter 12 of the National Planning Policy Framework, LP24 of the Kirklees Local Plan and Key Design Principles 1 & 2 of the House Extension and Alterations 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.

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive/overbearing.

The proposals to 125-131 Radcliffe Road would not detrimentally impact upon the extent of private outdoor amenity space at the site. Therefore, the scheme is considered to appropriately comply with Key Design Principle 7 of the House Extensions and Alterations SPD.

No. 133 Radcliffe Road is located to the west of the application site. Given the extent of separation distance between this neighbouring property and 125-131 Radcliffe Road, the proposed front extension is not considered to present any undue impacts of overbearing, overshadowing or overlooking for the occupiers of No. 133.

In addition, although the replacement outbuilding would be of a slightly larger size/scale, it is not considered likely that the new structure would pose any increased detriment to the residential amenities of No. 133, especially given that the new outbuilding is proposed to sit in the same position within the curtilage of the site as existing. The outbuilding does not propose any glazing to face directly towards this neighbouring property.

It is considered that the proposed front extension and outbuilding would be located a sufficient distance way from any other properties to prevent undue harm to residential amenity in terms of loss of light, loss of privacy, or the creation of an overbearing effect.

For these reasons, the proposed developments at 125-131 are not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed development complies with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan and Key Design Principles 3, 4, 5, 6 and 7 of the Council's adopted House Extensions and Alterations SPD.

3) Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

The erection of the proposed front porch and new outbuilding is not considered to impact upon the existing parking arrangements at 125-131 Radcliffe Road, nor is there construction considered to increase the domestic function of the property. It should also be noted that the proposed works would not alter existing vehicular access to or from the site in conjunction with the adjoining highway. Therefore, from this perspective, the proposed scheme is considered to be acceptable in terms of highway safety.

With regard to the use of the outbuilding as home offices, it is considered necessary that, upon any grant of approval, a condition be imposed to limit the operation of these offices to permanent residents of the host dwelling only. This condition would need to be imposed upon any grant of approval for reasons of ensuring sufficient levels of on-site parking at 125-131 Radcliffe Road.

In turn, with the inclusion of the outlined condition, the proposal at 125-131 Radcliffe Road is considered to appropriately accord with Chapter 9 of the NPPF, LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extension SPD.

4) Other Matters

Climate Change:

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.

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. It should also be noted that the proposed scheme incorporates the installation of solar panels to the roof of the outbuilding to supply power to the home offices and the dwellinghouse.

The Design and Access Statement also sets out that:

- Rainwater will be harvested from the roofs of the outbuilding and porch and stored in water butts for use in the garden.
- Reclaimed stone from the outbuilding will be saved for use in future garden projects.
- The addition of a porch will provide a thermal buffer to the host dwelling and help to improve the thermal performance of the host property.
- The new outbuilding and porch would be constructed to achieve or be better than the new Building Regulations Part F, L and O standards for ventilation, thermal efficiency and overheating.

The proposed development would therefore comply with Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

PROW:

Given that the proposed rear extension to 15 North Bank Road does not prejudice the function, continuity, or implementation of footpath COL/85/70 as a walking or cycling network, the proposal is considered to appropriately comply with LP23 of the Kirklees Local Plan.

In turn, footpath COL/85/70 will be protected following the erection of the front extension and outbuilding at 125-131 Radcliffe Road.

Bats:

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.

The proposal would see the demolition of the existing outbuilding at 125-131 Radcliffe Road. Whilst formal comments have not been requested from an Ecology & Biodiversity Officer, the case officer has undertaken some investigations into the matter of bats, concluding that a Bat Survey was not required in this instance.

The case officer requested that the applicant provide some internal photos of the outbuilding and provide some comments in relation to the likelihood of bats being present in the existing outbuilding. The applicant provided a series of photographs and made the following comments:

- The outbuilding is currently used for garden/tool storage at ground floor level and general storage in the upper level.
- No bats have been seen emerging from the building whilst been observed over a time period of the weekend at dusk.
- The building is dry.
- There is no evidence of bat droppings.

However, as a cautionary measure, and to ensure accordance with the aims of Chapter 15 of the National Planning Policy Framework, a footnote shall be attached to the permission setting out that, should any bats be found using the building then works must cease and appropriate advice sought.

Strategic Green Infrastructure Network:

Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. This policy sets out that development should ensure the function and connectivity of green infrastructure is retained / replaced, new or enhances green infrastructure is provided / integrated into new developments. In addition, this policy requires integration of developments into walking / cycling network and providing new links where appropriate and the protection of biodiversity / ecological links. Where the creation of new or enhanced green infrastructure is proposed, provided it does not conflict with other policies within the Kirklees Local Plan policy LP31 sets out that the Council will support such development.

The development would see the removal of some existing trees / hedgerow. It is noted the removal of this existing planting along the boundary of the site could be undertaken in any event without the need for planning permission. As such it is considered it would be unreasonable of the LPA to require replacement planting elsewhere within the site.

The proposal is not considered to have a significant impact upon the strategic infrastructure network and is concluded to be acceptable in this regard.

5) Representations

In response to publicity of the application, one supporting comment was received.

The supporting comment set out the following: *“These seem like sensible designs which will improve the property, replace rundown outbuildings and not cause any problems for anyone else.”*

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: 2023/90481

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, LP30, LP31, LP51 & LP57 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8 & 15 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapters 2, 4, 9, 12, 13, 14 & 15 of the National Planning Policy Framework.

3. The external walls and roofing materials of the proposed front porch hereby approved shall in all respects match those used in the construction of the existing dwelling and be thereafter retained for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

4. The external walls of the proposed outbuilding shall be faced in render, coloured to match that which exists to the external walls of the host property, with stone details. The roof of the outbuilding shall be infilled with slate tiles. These materials shall be thereafter retained for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

5. The home offices within the outbuilding hereby approved shall be used solely for purposes ancillary or incidental to the existing dwellinghouse known as 125-131 Radcliffe Road and shall at no time be sold or rented separately.

Reason: For the avoidance of doubt as to the development permitted and in the interests of residential amenity and access and highway safety to accord with Policy LP21 and LP24 of the Kirklees Local Plan and policies within Chapter 12 the National Planning Policy Framework.

Note: Public footpath COL/85/70 is adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works. The Council's public rights of way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston. Public rights of way is based at Flint Street, Fartown, Huddersfield HD1 6LG and the email address is

NOTE: The Council's GIS system indicates that the property is within a bat roost area and 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 to 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.

If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Note: The application site is not located in a coal risk area.

Plans and Specifications Schedule:-

Plan Type	Reference	Version	Date Received
Existing Plans	01	-	22/02/23
Proposed Plans	02	-	22/02/23
Proposed Outbuilding	02	-	22/02/23
Design and Access Statement	-	-	22/02/23
Climate Change Statement	-	-	27/02/23

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.

The case officer sought additional clarification with regard to the presence of bats in conjunction with the demolition of the existing outbuilding. The applicant provided a series of photographs and comments in response to the officer's request.

Report dated:

3.5.23