

**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:	2023/62/90516/W
Site Address:	The Mount, 90, Station Road, Holmfirth, HD9 1AE
Description:	Erection of single storey side extension and porch
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: 25-Jul-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/90516
Location	The Mount, 90, Station Road, Holmfirth, HD9 1AE
Proposal	Erection of single storey side extension and porch
Publicity end date	26 April 2023
Number of representations received	0
Kirklees Local Plan Allocation/Designation	Biodiversity Opportunity Zone – Valley Slope. Strategic Green Infrastructure Network – Holme Valley Corridor
Extension to Time (EoT)	Yes EoT Date: 26/07/2023
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 31** – Strategic green Infrastructure Network
- **LP 51** – Protection and improvement of air quality

Holme Valley Neighbourhood Development Plan (HVNDP):

- **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 12** – Promoting Sustainability.
- **Policy 13** – Protecting Wildlife and Securing Biodiversity Net Gain.

Landscape character area LCA4 - River Holme Settled Valley Floor

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 (Kirkburton)	Yes	Holme Valley Parish Council - Support
Planning History	Yes	<p>2001/91321. Erection of two storey first floor extension and formation of patio. <i>Conditional Full Permission – 06/09/2001.</i></p> <p>2006/94848. Erection of two storey extension. <i>Conditional Full Permission – 09/01/2007.</i></p> <p>2010/90797. Formation of off-street parking. <i>Refused – 02/06/2010.</i></p> <p>2012/92082. Erection of two storey rear extension and dormers. <i>Conditional Full Permission – 07/09/2012.</i></p> <p>2023/90516. Certificate of lawfulness for proposed alterations to entrance steps and boundary. <i>Withdrawn – 05/07/2023.</i></p>
Consultations required	No	N/A

Assessment

The application seeks permission for a single storey side extension.

Length: 6 metres extension, 1.96 metre porch element. 7.96 metre total length.

Width: 2.08 metres

Height: 2.75 metres to eaves, 3.52 metres in total height.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16 and 5.17 on page 28 (and listed below) and if they do not, they need to be justified. The property is also set within a corner plot and therefore paragraph 5.34 on page 30 is also of relevance:

Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	The neighbouring dwelling which is situated on the application site boundary does not have any windows within its side elevation which faces onto the side extension, thus meaning there would be no negative impact with natural light on habitable rooms should the proposal be approved.	N/A
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	The side extension would not be situated within a position where it could overlook a neighbouring garden. Additionally, there are no windows within the side elevation which could impact a neighbour.	<u>N/A</u>
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	With a width of 2.08 metres, the side extension would not extend more than two thirds of the width of the original house.	N/A
not exceed a height of 4 metres	The maximum height of the side extension would be 3.52 metres, thus being under the 4 metres SPD guidelines.	N/A
be set back at least 500mm from the original building line to allow for a visual break	The side extension would be set back 0.5 metres from the front wall of the host dwelling, therefore allowing a visual break.	N/A

Design and Visual Amenity:

The site is located upon station road which consists of residential dwellings constructed from similar materials and are similar in design and scale. The site is located on a higher elevation than the highway. The dwelling benefits from a rear garden, but does not have off-street parking, with occupants having to park on the highway.

The site is located within landscape character LCA4: River Holme Settled Valley Floor. The River Holme flows in its valley from Holmbridge through Hinchliffe Mill and Holmfirth to Thongsbridge. Mixed semi-natural woodlands are found in places along the river with further woodland pockets on the valley sides. Above the settled valley floor, the upper slopes are characterised by pastoral fields divided by stone walling.

Key Landscape Characteristics:

- 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.

Key Built Characteristics:

- Ensure new development respects framed views from the settled floor to the upper valley sides and views across to opposing valley slopes and views towards the Peak District National Park.
- Retain and restore existing stone field boundaries and use stone walling in new boundary treatments.
- Maintain and enhance the network of PRoW to promote access and consider opportunities to create new links to existing routes particularly physical and visual links to the River Holme.
- Consider opportunities through major developments to provide interpretation of the historic industrial role of the river and mill ponds within the local landscape.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 NPPF 	The side extension would be in a location that would not be easily visible from the highway due to the dwelling being at a higher land level and being screened by the host dwelling and neighbouring property. It is therefore concluded the proposal would not have a significant impact upon the street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	The side extension is small in scale when compared to the size of the host dwelling, thus making the proposed extension a subservient addition. The majority of the materials proposed would match the host dwelling, adding to the overall quality of the proposed design.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	The height and dimensions of the side extensions re SPD compliant meaning the dimensions of the side extensions are acceptable. As stated above, the proposal would be a subservient addition to the site and is acceptable in terms of scale and massing.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Policy 1 & 2 of the HVNDP 	The proposed external walls of the side extension would be constructed from sandstone brick, which would match materials used in the construction	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	<p>of the host dwelling which is considered to be acceptable in design.</p> <p>An oak structure is proposed at the front of the side extension to act as a small porch feature. This is considered to be acceptable as, although the wooden aspect is a new material on site, the side extensions location ensures the introduction of a new material would not harm the street scene. Additionally, given this being the only wooden feature, it is unlikely to harm the visual appearance of the side extension and host dwelling when viewed as one.</p>	
Roof style	<ul style="list-style-type: none"> KDP 1 and 2 of the SPD Policy LP24 Design (a), (c) and (d) of the KLP Policy 1 & 2 of the HVNDP Chapter 12 of the NPPF 	<p>The proposed roof is a lean to style roof which would lean against the host dwelling. The construction materials for the roof would be slate roof tiles, which would match the host dwelling. Four roof lights are proposed within the lean to roof which would provide natural light for the space below. The roof element of the proposal is considered to be acceptable</p>	✓
Window proportions	<ul style="list-style-type: none"> KDP 1 and 2 of the SPD Policy LP24 Design (a), (c) and (d) of the KLP Policy 1 & 2 of the HVNDP 	<p>There are no proposed windows within the external walls of the side extension other than one window to the front. The 4 rooflights proposed within the pitched roof are considered to be acceptable.</p>	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
Accessibility for all users	<ul style="list-style-type: none"> KDP 17 of the SPD Policy LP24 Design (f) Policy 1 & 2 of the HVNDP Chapter 12 of the NPPF 	Access to the side extension can be gained through a door within the front elevation or through the host dwelling. Access to the rear garden can be achieved through the house or the side. It is presumed access to the rear garden would remain as existing.	✓

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

Residential Amenity:

The main properties affected are:

- 88 Station Road – A detached dwelling located to the south of the application site and is situated directly on the boundary. This neighbouring dwelling would be the closest to the side extension.
- Rydal Mount – A detached dwelling located to the north of the application site. Due to the location in relation to the proposed side extension, this neighbouring dwelling would not be impacted by the development.
- 15 Town End View – A detached dwelling located to the rear of the application site to the rear. Due to a separation distance of 32 metres to the proposed side extension to this neighbouring dwelling, it is unlikely they will experience negative residential amenity from the proposed development.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> KDP 3 & 4 of the SPD Policy LP24 Design (d) (iv) Policy 2 of the HVNDP Chapter 12 of the NPPF 	There are no windows proposed within the exterior walls of the side extension which could impact privacy other than to the front elevation. Due to the location of other neighbouring dwelling, it is considered there would be no significant impact upon privacy of the	✓

		surrounding neighbouring dwellings.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	There are no windows within the side elevation of 88 Station Road which could be impacted by the proposal in terms of the amount of light received.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF • Policy 2 of the HVNDP 	With the proposal being SPD compliant in terms of height and no windows being present within the side elevation of 88 Station Road, the side extension would not have any significant impact in terms of being overbearing or creating an overshadowing effect on neighbouring dwellings.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	The side extension would utilise outdoor space to the side of the host dwelling. Although this would use space outside, the dwelling has open space to the front and a private garden to the rear. Officers can conclude that the amount of outdoor space retained is acceptable for current and future occupants should the side extension be erected.	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD, the HVNP 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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	There are no proposed changes to highway access with the proposal. The development is considered to acceptable in relation to highway safety.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	The proposed extension would not serve as an additional bedroom, meaning the presumed potential occupants are to remain as existing. This results in existing car parking arrangements to be concluded as acceptable	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Waste storage and collection is considered 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	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	N/A	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 	The site is located within a Biodiversity Opportunity Zone and Strategic Green Infrastructure Zone as	✓

	<ul style="list-style-type: none"> • Policy 13 of the HVNDP • Chapter 15 of the NPPF 	designated within the Kirklees Local Plan. The proposal would not harm the local environment and would not represent a threat to local ecology networks.	
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Policy 12 of the HVNDP • Chapter 14 of the NPPF 	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	<ul style="list-style-type: none"> • 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	The response of the parish council is noted.	✓

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:

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 and 2 of the Holme

Valley Neighbourhood Plan and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. Other than the use of oak as annotated upon submitted plan 901.210revP1 & 901.211revP1, 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. The materials of construction approved by this condition shall 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, Policies 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 Plans	901.001	P2	23 February 2023
Existing Ground Floor Plan	901.101	P1	15 February 2023
Existing Roof Plan	901.103	P1	15 February 2023
Existing Front Extension	901.110	P1	15 February 2023
Existing Side Elevation	901.111	P1	15 February 2023

Plan Type	Reference	Version	Date Received
Existing Rear Elevation	901.112	P1	15 February 2023
Proposed ground Floor Plan	901.201	P1	15 February 2023
Proposed Roof Plan	901.203	P1	15 February 2023
Proposed Front Elevation	901.210	P1	15 February 2023
Proposed Site Elevation	901.211	P1	15 February 2023
Proposed Rear Elevation	901.212	P1	15 February 2023
Design and Access Statement			15 February 2023
Climate Change Statement			23 February 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: 25/07/2023

Coal - Low