

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:	2023/62/90831/W
Site Address:	63, West End Road, Golcar, Huddersfield, HD7 4JF
Description:	Demolition of existing garage and erection of two storey side extension, porch and replacement raised balcony to rear with alterations within a conservation area
Recommending Officer:	Lucy Taylor

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 01-Jun-2023

Officer Report.

Reference: 2023/90831

Location: 63, West End Road, Golcar, Huddersfield, HD7 4JF

Proposal: Demolition of existing garage and erection of two storey extension, porch and replacement raised balcony to rear with alterations.

Site Description.

63 West End Road is a two-storey semi-detached property located in Golcar, Huddersfield. The external walls of the property are faced in stone and white render with a gable roofing form above infilled with pantile roof tiles. Dormers are erected to the front and rear of the gable roof, faced in white cladding. Within the wider curtilage, the property benefits from landscaping and parking amenity space to the front elevation and outdoor amenity space to the rear elevation.

The property of 63 West End Road shares a strong sense of similarity with the adjoining neighbour and the semi-detached properties located to the east. This is because these properties share the same style of design and construction and are faced in matching exterior materials.

The application site is designated Green Belt and within the Golcar Conservation Area.

Description of Proposal.

Planning permission is sought for the demolition of the existing garage and the erection of a two-storey extension, a porch and replacement raised balcony to the rear with alterations.

Two-Storey Extension:

The existing attached garage at 63 West End Road would be demolished to facilitate the erection of the proposed two-storey extension, which would

project from the western side elevation and therefore occupy the position as the existing garage.

The two-storey side extension would have a projection of 2.75 metres, a length of 7.4 metres (set back 0.5 metres from the principal elevation) and a height of 6 metres (set down 0.2 metres from the ridgeline of the host roof).

The external walls of the extension would be faced in matching 'irregular stone' and a gable roof would be erected above infilled with matching pantile roof tiles.

The extension proposes a window to the front elevation at ground floor level and a set of glazed bi-fold doors to the rear elevation at ground floor level. These forms of fenestration would be framed in UPVC to match the existing forms of glazing to the host property.

To the front elevation, two small velux windows would be installed within the gable roof.

A flat roofed dormer would be erected to the rear of the extension's gable roof. This would have a projection of 3 metres, a width of 2.6 metres and a height of 2.5 metres. A window would be installed within this dormer.

Within the interior of the dwelling, this extension would function as a lounge to the ground floor and as a bedroom and bathroom to the first floor.

Front Porch:

The porch would have a projection of 1.5 metres, a width of 2.3 metres and a height of 2.7 metres.

The external walls of the porch would be faced in matching stone and a gable roofing form would be erected above infilled with matching pantile roof tiles.

An access door would be erected to the front elevation of the porch and a window would be installed to both side elevations.

Replacement Raised Balcony:

The replacement balcony would be raised 2.1 metres from the ground level of the rear outdoor amenity space and would project 1.9 metres from the rear elevation of the dwelling with a width of 6.4 metres.

The balcony would have glazed balustrade erected to a height of 1.1 metres.

The balcony would retain a separation distance of 2.6 metres from the shared boundary with the adjoining neighbouring property.

History of Negotiations.

To improve the design of the proposed scheme, the case officer recommended that the originally proposed front dormer be removed and replaced with velux roof lights.

In response to this, the applicant provided an amended plan to show velux roof lights to the front elevation of the gable roof. Therefore, the overall determination of this planning application is on the basis of the amended plan as submitted 25th May 2023.

Relevant Planning History.

No relevant planning history at the application site.

To neighbouring properties:

- **2013/91658** – 59 West End Road, Golcar – Erection of two storey side extension, and installation of Juliet B=balcony and enlarged window to rear. *Granted.*

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.

Final publicity date = 12th May 2023.

No representations were received. The amended plans reduced the scheme of the development proposed and therefore these plans were not re-publicised.

Consultation Responses.

KC Highways Development Management – would have no objection to the proposal providing that the approved-off street parking area, approved under application number 2022/93567, is constructed, and brought into use prior to this development commencing.

KC Conservation and Design (informal) – do not object to the proposal, further details of their consultation are set out later in this report within Assessment section 2.

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 within the Green Belt and within the Golcar Conservation Area. In addition, the site falls in an area with a known presence of bats.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP33 – Trees
- LP35 – Historic Environment
- 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: (2021)

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
- Chapter 16 – Conserving and Enhancing the Historic Environment

Assessment.

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

1) Principle of Development and Green Belt

- 2) Impact on Visual Amenity and Historic Environment
- 3) Impact on Residential Amenity
- 4) Impact on Highway Safety
- 5) Other Matters
- 6) Representations
- 7) Conclusion

1) Principle of Development and Green Belt

Sustainable 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 on the Green Belt and on visual and residential amenity, as well as highway safety and any other impacts that may arise. These will be 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.”

The property of 63 West End Road as existing (including the attached garage) has an approximate total volume of 279.86m³.

The proposed two-storey side extension is to replace the existing attached garage at 63 West End Road. Numerically, this proposed extension would present a total volume of approximately 96.25m³, a volume increase of 34.39% upon the existing extent of built form. Visually, although the replacement extension will be of a larger size/scale in comparison to the existing attached garage, it is not considered that it would present a disproportionate addition to the host property of 63 West End Road.

The proposed front porch extension is to present a volume increase to the host property of only approximately 8.11m³. Therefore, despite its position to the front elevation, given its minor size/scale, it is concluded that the host property would remain dominant both visually and spatially.

When taking into account the appearance of the overall extensions, it is considered that they would appear subordinate to the main dwelling by virtue of their design, size/scale and siting. Therefore, it is considered that the erection of the proposed extensions would not result in disproportionate development and would constitute appropriate development in the Green Belt.

It should be noted that, given the principle of the rear balcony, to present a limited degree of solid built form, it is not considered necessary to include this feature within Green Belt calculations. The terrace structure will appropriately retain a sense of openness to the rear, to replace the existing timber structure which is in need of repair. It would also follow the pattern of development with other properties within the streetscene.

The proposal is therefore considered acceptable in principle in accordance with Chapter 13 of the NPPF and Policy LP57(a) of the Kirklees Local Plan.

In line with Policy LP57(c), the proposal would not result in a greater impact on openness in the treatment of outdoor areas too.

1) Impact on Visual Amenity and Historic Environment

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.”*

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.

Paragraph 5.20 of the House Extensions and Alterations SPD sets out the following design guidance for two-storey side extensions:

- 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;
- be set back at least 500mm from the front wall of the house.

Paragraph 5.27 of the House Extensions and Alterations SPD sets out that dormer windows should:

- relate to the appearance of the house and existing roof;
- be designed in style and materials similar to the appearance of the existing house and roof;
- not dominate the roof or project above the ridge of the house;
- be set below the ridgeline of the existing roof and within the roof plane; and
- be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.

The proposed side extension would extend 2.75 metres from the side elevation of the host dwellinghouse, less than half the width of the host property. In turn, the projection of the proposed extension is considered to be

proportionate to the size of the host property and promote visual subservience. Visual subservience is further promoted by the siting of the proposed extensions, with the extension set back from the principal elevation and set down from the host roof ridge.

The proposed extension would retain a minimum separation distance of 0.5 metres from the side boundary of curtilage. Although this is less than that suggested within the House Extensions and Alterations SPD, it is considered that the proposals would retain an adequate sense of space within the plot, in this isolated case. This is because of the significantly set back position of the extension from the fronting highway and the topographical difference between the site and neighbouring property to the west and that it is at the end of the row. These features would allow the extension to maintain a sense of space and avoid a terracing effect.

The extension would be faced in matching materials (stone not render) and the proposed forms of fenestration are considered acceptable, in keeping with the existing architectural style of the host dwelling, with the proposed velux rooflights an acceptable contemporary addition.

To the rear elevation of the proposed side extension a flat roofed dormer is proposed to be installed. This dormer would not dominate the rear roof plane of the gable roof above the extension as it will be set up from the eaves and down below the ridgeline of the roof. In addition, the flat roofing form proposed to the dormer would naturally work to reduce any visual bulking/massing. In addition, this dormer would align with the rear dormers already established at 63 West End Road, as well as the rear dormers to the adjoining neighbouring property. In addition, the dormer proposes only a regular window, in keeping with the existing architectural form of the dormers at 63 West End Road.

No details have been provided with regard to the external facings of the dormer, however, the officer notes that the submitted proposed plans (ref: 160-22-PL03) suggest it to be faced in matching materials to the existing dormers at 63 West End Road. To ensure continuity and harmonisation, upon any grant of planning permission, the use of matching materials to the dormer would be secured by condition.

Paragraph 5.14 of the House Extensions and Alterations SPD sets out the following design criteria for front extensions:

- the house is set well 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; and
- the extension would not unreasonably affect the neighbouring properties.

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 gable roof would be infilled with matching tiles. For these reasons, the proposed front extension would be considered to appear as subservient to the original dwellinghouse of 63 West End Road.

The host property is set back from the fronting highway of West End Road meaning that the proposed front extension would also be set back (by approximately 5 metres). In addition, the property of 63 West End Road is set to a lower topographical ground level than the fronting highway, further limiting visibility from public vantage points.

Paragraph 5.28 of the Council's House Extensions and Alterations SPD states that balconies on existing buildings should not negatively affect neighbouring properties or alter the local character of the area.

The proposed balcony at 63 West End Road is to replace an existing timber terrace structure which is in need of repair. Whilst the replacement balcony structure is to be of a larger scale and more contemporary style, it is concluded to be visually acceptable. It will be set to the rear of the host property in its entirety and will harmonise with design and style of the terrace to the adjoining neighbouring property. In addition, the use of glazed balustrade is considered to help retain a sense of openness within the rear outdoor amenity space.

For all 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 NPPF, Policies LP24 and LP57(d) of the Kirklees Local Plan and Key Design Principles 1 and 2 of the House Extensions and Alterations SPD.

Historic Environment:

Due to the site's location, within the boundaries of the Golcar Conservation Area, Section 72 of the Planning (Listed Buildings & Conservation Areas) Act (1990) is relevant, and requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the appearance or character of the Conservation Area.

Section 72 of the Planning (Listed Building & Conservation Areas) Act (1990) is mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Policy LP35 of the Kirklees Local Plan will also be taken into account, stating that *"development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm"*.

The submitted 'Planning & Heritage Statement' submitted by the applicant as part of this application makes the following, summarised, points:

- Whilst the existing dwelling is of no particular architectural merit or special character, its inclusion within the Golcar conservation area is noted.
- The extension and raised terrace have been designed to have little impact on the existing streetscene and conservation area due to the orientation of the proposed extension which has been stepped back from the original frontage and built with materials to match the existing.
- The extension and alterations have been designed to harmoniously fit into the existing site and have adopted a similar architectural style and scale as the existing surrounding properties in order to preserve the characteristics.
- The material palette used for the proposal has been selected to match that of the existing, neighbouring properties and the conservation area as a whole and therefore complies with policy LP24.
- The proposal will not be detrimental to the conservation area and will actually enhance some aspects of the current site which are under-utilised. The scheme will provide an attractive addition to the conservation area without detracting from the surrounding street scene.

Upon informal consultation, the council's Conservation and Design Team concluded that the proposal would not pose harm to the heritage significance of the Golcar Conservation Area. This is predominantly a result of the host property itself, which is a 20th Century modern house in the Conservation Area, which, in its current form, makes no contribution to the heritage significance of the Golcar Conservation Area. In addition, the host property is sited away from the heart of the Golcar Conservation Area and the host property is hidden in part by trees and hedges.

For these reasons, the proposed developments at 63 West End Road are considered to have an acceptable impact with regard to the heritage significance of the Golcar Conservation Area (i.e., they would avoid harm to the significance of this designated heritage asset). Therefore, it is concluded that the proposal complies with policies within Chapter 16 of the NPPF and Policy LP35 of the Kirklees Local Plan.

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.

Principle 3 of the Kirklees Householder Extensions and Alterations SPD sets out that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours. In addition, Principle 4 notes that extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook. Furthermore, Principle 5 states that extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property and recommends that a horizontal 45-degree line from a neighbouring habitable room window is not breached. Principle 6 states extensions and alterations should not unduly reduce the outlook from a neighbouring property.

Principle 7 of the House Extensions and Alterations SPD requires that a suitable level of amenity space remains as part of development. The proposal at 63 West End Road would retain the same extent of rear garden amenity space as existing and the replacement terrace would enhance the existing provisions of outdoor space at the property. Therefore, the proposals are considered to appropriately comply with Key Design Principle 7 of the SPD.

It is considered that the properties most likely to be affected by development are those which directly neighbour the site, these being No. 61 West End Road and No. 67 West End Road.

No. 61 West End Road:

This property adjoins the application site to the east.

The proposed side extension is to be erected to the western side elevation of No. 63 and retained behind the existing height and footprint of the host property. In turn, this extension is not considered to present any undue impacts of overbearing or overshadowing for the occupiers of No. 61 and will not impede upon neighbouring privacy with no glazing proposed that would result in undue overlooking.

The front extension would retain a separation distance from the shared boundary with No. 61 of approximately 3.8 metres. In turn, given this separation distance and the size/scale of the front extension proposed, it is concluded that its erection would not result in any undue impacts of overbearing or overshadowing for the occupiers of No. 61. The front extension would appropriately comply with the 45-degree rule within the House Extensions and Alterations SPD.

Whilst officers note that a window is proposed in the eastern side elevation of the front extension, given that the extension will serve a non-habitable space internally (a porch), it is not considered that the window would result in detriment to residential privacy for No. 61.

The proposed balcony to the rear is considered to be acceptable. The structure itself would not result in any undue impacts of overbearing or

overshadowing and, whilst no privacy screen is proposed, the balcony will replicate the previously established relationship with No. 61 as the existing timber structure currently erected to the rear of No. 63 West End Road. In turn, the replacement structure is not considered to give rise to any further detriment of overlooking and would be set further away from the shared boundary with No. 61 in comparison to the existing timber structure at present.

No. 67 West End Road:

This property is located to the west of the application site.

This property is set to a higher topographical ground level than the application site and all of the proposed developments will retain a significant separation from the neighbouring dwellinghouse of No. 67. In turn, the developments would not be considered to result in any undue impacts of overbearing or overshadowing for the occupiers of No. 67, nor would they impact negatively upon residential privacy.

It is considered that the proposed works would be a sufficient distance from any other properties to prevent undue harm to residential amenity in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing affect. Of note, there is a field to the rear of the site.

For these reasons, the proposal is 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, Policy 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.

Upon formal consultation, KC Highways Development Management stated that they would have no objection to the proposal, providing the approved off-street parking area approved under application number 2022/93567 has been constructed and brought into use prior to this development commencing.

Whilst the case officer has considered the recommendation by KC Highways Development Management, they do not consider it necessary in this instance to impose a condition regarding this. This is because, the existing driveway at 63 West End Road would be retained as part of the development scheme, with a detached garage structure also erected in situ with the site (shown within the same red line on the submitted location plan).

In turn, the case officer considers that the retained driveway and existing detached garage structure adjacent to the site would provide sufficient off-street parking provisions in conjunction with the proposal presenting an increase from three to four bedrooms. In addition, it should be noted that the proposals present no alterations to existing routes of vehicle access to either the driveway or detached garage.

In turn, the proposal is considered to appropriately accord with Chapter 9 of the NPPF, Policies LP21 and LP22 of the Kirklees Local Plan and Key Design Principles 15 and 16 of the House Extensions and Alterations 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.

A climate change statement was submitted as part of this application, which sets out mitigation measures for the development, including:

- Smart energy metering and visual displays showing energy consumption will be installed.
- All lighting internally and externally will be LED to minimise energy consumption.
- Building services controls including the use of thermostatic valves and temperature regulated thermostats will be incorporated preventing unnecessary energy consumption.

- Materials to be locally sourced.
- Glazing introduced to southern aspect to allow solar gain, limiting the energy consumption required during the day.

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

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 application site lies within the bat alert layer on the Council's GIS system. The proposal would see the demolition of the existing attached garage and potential works to the roof in relation to the rear dormer. However, given the age / design of the property it is not considered necessary for a full assessment of the roof space to be undertaken in this case given the low likelihood for roosting bats to be present.

Even so, as a cautionary measure, in the event of any grant of permission a note would be added to the decision notice, stating that if bats are found development shall cease and the advice of a licensed bat worker sought. This is to accord with the aims of Chapter 15 of the NPPF.

Trees:

Policy LP33 of the Kirklees Local Plan states that: *"The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodland of significant amenity. Proposals should normally retain any valuable or important trees where they make a contribution to public amenity."*

Further to this, Policy LP24(i) of the Kirklees Local Plan states that proposals should promote good design by ensuring *'the retention of valuable or important trees'*.

The application form submitted with this planning application states that the existing conifers could be trimmed back to the boundary as part of the development scheme at 63 West End Road. Given that this work would not result in the loss of any trees or hedges, the works would accord with policies LP24(i) and LP33 of the Kirklees Local Plan and Chapter 12 of the NPPF.

5) Representations

No representations were received.

6) Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. This application has been assessed against relevant policies in the development plan and other material considerations.

It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve

Decision Authorisation – Delegated Powers

Application Number: 2023/90831

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, LP33, LP35, 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 SPD and policies within Chapters 2, 4, 9, 12, 13, 14, 15 & 16 of the National Planning Policy Framework.

2. The external walls of the extensions hereby approved shall in all respects match the stone used in the construction of the existing dwelling and be thereafter retained.

Reason: In the interests of visual amenity and to accord with Policies LP2 and LP24 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and Policies within Chapter 12 of the National Planning Policy Framework.

3. The materials of construction used for the external face, cheeks and roof of the dormer hereby approved shall in all respects match the materials that face the existing dormers to the rear of 63 West End Road, including the colouring of the materials. These materials of construction shall be thereafter retained.

Reason: In the interests of visual amenity and to accord with Policies LP2 and LP24 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and Policies within Chapter 12 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 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
Location Plan	160-22-PL01	-	14/03/23
Existing Plans and Elevations	160-22-PL02a	A	22/03/23

Proposed Plans and Elevations	160-22-PL03b	B	25/05/23
Planning and Heritage Statement	160-22-R1	-	14/03/23
Climate Change Statement	-	-	14/03/23

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 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.

To improve the design of the proposed scheme, the case officer recommended that the originally proposed front dormer be removed and replaced with velux roof lights.
In response to this, the applicant provided an amended plan to show velux roof lights to the front elevation of the gable roof.

Report Dated:

31.5.23