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:	**2023/62/90905/W**
Site Address:	6, Edgemoor Road, Honley, Holmfirth, HD9 6HP
Description:	Erection of single storey rear extension
Recommending Officer:	Laura Yeadon

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

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/90905
Location	6, Edgemoor Road, Honley, Holmfirth, HD9 6HP
Proposal	Erection of single storey rear extension
Publicity end date	16th May 2023
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated land without notation
Extension to Time (EoT)	N/A **EoT Date:**
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	✓	

If 'No' to all above, proceed with a fast track report

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

<u>Local</u>

Kirklees Local Plan (LP):

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

Holme Valley Neighbourhood 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.

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Landscape Character Area 6 – Honley Village Centre

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 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	**SUMMARY**
Negotiations/Amendments during course of application	Non	
Parish Council comments sought (Holme Valley)	Yes	Support

Planning History	Yes	2022/91013 – Certificate of lawfulness for proposed erection of rear dormer extension – Granted
Consultations required	No	

Assessment

Proposed development: Single storey rear extension with a 3.3m projection. The extension would lie flush with the side elevation of the property and would be set in from the shared boundary with the attached property by 3.2 metres. The extension would have a lean-to roof which would tie into the existing dormer and the structure is proposed to be rendered blockwork with a concrete tiled roof.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.1 and 5.6 on pages 23 and 24 and if they do not, they need to be justified:

Rear extensions should:	**Yes - COMPLY**	**No – JUSTIFY**
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	Yes – garden area would remain to both the front and rear of the property	
Be set behind the original building, and not projecting beyond the sides	Yes would lie flush with the existing side elevation of the property	
Maintain external access to the rear garden	Yes – external access to the side of the property would be retained	
Single storey rear extensions should:		
Be in keeping with the scale and style of the original house	Yes – would be subservient spanning part of the width of the rear elevation and replacing a small conservatory	
Not normally cover more than half the total area around the original house (including	It would comply with this	

previous extensions and outbuildings)		
Not exceed 4 metres in height	It would comply with this	
Not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties		The projection would be 3.3 metres however the extension is off-set from the shared boundary being set in from the boundary by 3.2 metres. Therefore, the additional 0.3 metres is considered to be minimal in terms of visual amenity
Where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	It would comply with this	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedges	It would comply with this	

Design and Visual Amenity:

The site falls within Landscape Character Area 6 of the Holme Valley Neighbourhood Development Plan which is dedicated to Honley Village Centre.

The key landscape characteristics of the area are:

- Wooded valleys associated with Mag Brook and Magdale.
- Glimpsed views of a wider rural backdrop are often framed by built form. The sloping topography creates a strong connection between the centre of Honley and the wider agricultural setting with strong visual links up to Oldfield. The area affords long distance views to Castle Hill.
- Stone wall field boundary treatments
- A network of Public Rights of Way (PRoW) follows the routes of local lanes or field boundaries with some giving access to Mag Brook and Honley Wood Bottom.

The key built characteristics of the area are:

- Honley's historic core is dominated by 18th and 19th century stone dwellings with distinctive yards or folds.
- The south-west of Honley has more eclectic architecture with largely 20th century residential properties in cul-de-sacs. These are generally

in-keeping with the historic townscape due to scale and use of traditional materials.

- Weaver's cottages with rows of mullioned windows are found throughout area.
- Former mill buildings associated with Mag Brook have been redeveloped for commercial or residential use and form local heritage features.

Summary of local street scene/character: Semi-detached bungalow set up from the roadside and separated by a front garden and driveway that leads to an attached garage. Rear garden set up from floor level of property. Larger dormer within rear elevation roof slope. Constructed from stone to front elevation and red brick to side and rear elevations with dormer rendered. Surrounding development is predominantly residential and is mainly semi-detached properties which are a mixture of both bungalows and two storey dwellings.

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

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 NPPF	Limited projection at 3.3 metres, single storey in height. To rear of property and therefore screened from public vantage points. Considered to be in keeping with the rear elevation street scene where other single storey extensions are evident.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Limited impact – walling material rendered which would be in keeping with the existing dormer and concrete roof tiles to match existing.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD	Single storey part-width of the rear elevation –	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	appears proportionate to the host dwelling	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Render proposed. Can be secured to match the dormer in terms of colour by inclusion of a condition to the grant of permission	✓
Roof style	• 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	Lean to – in keeping with extension to adjacent property No. 4	✓
Window proportions	• 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	Bi-folding patio doors to rear elevation and small opening within side elevation of extension facing shared boundary which appear in keeping	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Private domestic extension – no alterations to access the main dwelling	✓

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

Residential Amenity:

The main properties affected are:

- 4 Edgemoor Road – located to the north-west – attached garage to both application site and No. 4 separate the dwellings – 45 degree line would be met

- 8 Edgemoor Road – attached to No. 4 – row of hedging forms boundary screening – 45 degree line would be met

- 5 & 7 Moorside Road – beyond rear boundary with a separation distance in excess of 30 metres

	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)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Openings would face into the garden area of application site. Side elevation opening facing shared boundary with application site however is a secondary opening to a non-habitable room (kitchen area)	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Limited impact on closest neighbour (No. 8) due to being off-set from the boundary by 3.2 metres	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Acceptable level of remaining garden space retained	✓

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

Highways and Parking:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	No additional bedrooms proposed – parking unaffected	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plan however sufficient space available within red line boundary	✓

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:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i)	None	✓

	(iv) Policy LP33 Trees • Chapter 12 of the NPPF		
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Policy 13 of the HVNDP • Chapter 15 of the NPPF	None	✓
Carbon Budget / Climate change statement	• 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	• 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 scheme	✓

Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: CONDITIONAL FULL PERMISSION

Decision Authorisation - Delegated Powers

Application Number: 2023/90905

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 LP1, LP2, LP21, LP22, LP24 and LP51 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 15 & 16 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, Policies 1,2 and 12 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 12 and 14 of the National Planning Policy Framework.

3. The colour of the external wall materials of the extension hereby approved shall in all respects match that used in the construction of the rear elevation dormer.
Reason: In the interests of visual amenity and in accordance with Policies LP1, LP2 & LP24 of the Kirklees Local Plan, Key Design Principles 1, 2 and 9 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan, existing and proposed elevations and floor plans	NMB/ER/002		23rd March 2023

Plan Type	Reference	Version	Date Received
Proposed block plan	NMB/ER/004		11th April 2023
Climate Change Statement	Appendix A		6th April 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: 31st May 2023

Coal - low