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:	**2023/62/91016/W**
Site Address:	2, Plover Road, Lindley, Huddersfield, HD3 3HX
Description:	First floor and single storey extensions to rear, single storey extension to front, creation of parking area to front and associated works
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.

John Holmes

AUTHORISED OFFICER

Date: 14-Jun-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/91016
Location	2, Plover Road, Lindley, Huddersfield, HD3 3HX
Proposal	First floor and single storey extensions to rear, single storey extension to front, creation of parking area to front and associated works
Publicity end date	Thursday 1st June 2023
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated land
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	✓	

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
- NPPF Chapter 15 – Conserving and enhancing the natural environment

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 30** – Biodiversity
- **LP 51** – Protection and improvement of air quality

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

	YES / NO	**SUMMARY**
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	N/A	
Planning History	No	
Consultations required		Informal consultation with Conservation and Design with regards to setting of the Church – no need to advertise application as

		affecting the setting and no requirement for consultation due to level of separation

Assessment

The application seeks permission for the erection of first floor and single storey extensions to the rear, single storey extension to the front, the creation of a parking area to the front and associated works.

The application form states that the works would include but not limited to:

- Refurbishment of existing dwelling
- Front and rear single storey extensions
- Hip to gable roof to south-west side
- Remove rear dormer and replacement full width rear dormer
- Balcony to rear with obscure glazing screens
- Remove front dormer
- Update wall and roof insulation
- Creation of larger off-street parking area

For clarity, due to the size of the rear 'dormer' this is more akin to raising the eaves of the dwelling in the form of an extension rather than dormer and therefore shall be assessed as such.

Other works include changing the roof from slate to grey tiles and the rendering of the property in off-white.

The Kirklees SPD sets out that front and rear extensions and also balconies should comply with certain parameters set out at paragraphs 5.1, 5.6, 5.2 and 5.5 on pages 23, 24, 27 and 32 (and listed below) 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 – the garden areas to the front, side and rear would be retained as exiting although part of the garden lawn to the front of the property would be removed to create a larger parking area	
Be set behind the original building, and	Yes – the rear extension would not	

not projecting beyond the sides	project beyond the side elevation of the dwelling	
Maintaining external access to the rear garden	Yes – external access to the rear garden would be retained	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	Yes – the extension is a small infill extension lying flush with the existing side and rear elevations	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	It would comply with this criteria	
not exceed 4 metres in height	It would comply with this criteria	
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	Yes – the extension would extend 1.1m	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	N/A	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	Yes – the extension would be no closer to the boundary than existing	
Single storey front extensions permitted where:		
The house is set well back from the	Yes – the house is set back from the	

pavement or is well screened	pavement by approximately 15.5m	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area		No – the extension is of a reaonsably large size and scale for an extension to the front however in this case there are a number of factors which justify an extension to front of such a size, these being the spacious plot within which it would be viewed and large single storey front element to the host property which the proposal would not be beyond and would provide a level of symmetry to the front elevation such that the visual impact is not considered to be incongruous or out of character with the street / host property.
The materials and design match the existing features of the original house		No – it is proposed that the walls of the property would be rendered in an off-white render – it is also proposed that the roof slates would be altered to grey tiles. In this case this is considered to be acceptable given there is no uniform character to the locality and the building materials of the host property are not considered to be such that it would have a detrimental impact were they to be rendered.
The extension would not unreasonably affect	The extension is set away from neighbouring residential properties	

the neighbouring properties		
Balconies should be:		
Positioned, and screened if required, so that they do not overlook neighbouring homes or gardens	The balcony would have 1.7m high side elevation screening. And be in excess of 50m from the nearest property to the rear.	
Sited away from locations that are sensitive to additional noise levels or disruption	It would comply with this	

Design and Visual Amenity:

The host property is a detached bungalow with dormer extensions to the front and rear roof slopes. Amenity areas surround the property.

Residential property to the south, set back from the host property to the north are allotments with St Stephen's Church (Listed Building) sitting beyond. Residential properties to the east, south and west. There is an access track to the side of the property leads to the allotments.

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

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	Properties to western side of Plover Road vary in style and therefore no particular uniformity Terraced row to eastern side.	✓
Impact on original house	• KDP2 of the SPD	Extensions including the raising of the eaves to the rear elevation and hip to gable (permitted development) would	✓

	• Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	simplify the existing roof forms to the property	
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	There would be increase in massing with the hip to gable and raising the eaves to the rear of the property – the dwellinghouse is detached and set back from the neighbouring detached dwelling	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Materials for the walls would be an off -white render for the walls and grey tiles for the roof. Whilst this would introduce a different finishing material to the property and street scene, the area is land without notation on the Kirklees Local Plan	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Due to the raising of the eaves to the rear elevation, the resultant dwelling would have a pitched roof to the rear with a cat slide roof to the front	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	In keeping with the existing to front elevation and to rear large amounts of glazing proposed	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alterations to general access arrangements	✓

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 Plover Road to he south-west – set forward of application site – hip to gable extension closest to property – screening in place in the form of hedging and fencing
- 17 and 31 Plover Road – facing the front of the site – separation distance of approximately 25 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) • Chapter 12 of the NPPF	No addition openings facing No. 4. Obscurely glazed screening proposed to the side elevation of the balcony. A condition to ensure this is completed prior to being brought into use is recommended.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	Limited impact from hip to gable extension (potentially permitted development) and raising the rear eaves. property is to the north-east of No. 4. Front and rear extension on elevations set away from No. 4	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	Limited impact from hip to gable and raising eaves to rear due to siting of dwelling in relation to No. 4	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c)	Acceptable level of garden space remaining	✓

	• Chapter 12 of the NPPF		

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

Highways and Parking: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	It is proposed that the hardstanding area to the front of the property would be increased to provide a larger parking area using tarmac – existing garage provision retained	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Not 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: Are the following acceptable?

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

Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	No protected trees affected	N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	Bat Alert layer – roof well sealed	
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • 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 is landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area. Parking area to the front can be conditioned to be permeable.	✓

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**
N/A		

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: 2023/91016

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, LP30 and LP51 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15 and 16 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The development shall not be brought into use until all areas indicated to be used for parking on the submitted plans have been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) these areas shall be so retained, free of obstructions and available for the use(s) specified on the submitted/listed plan(s) for the lifetime of the development.
Reason: In the interests of amenity and traffic safety. To ensure adequate space within the site for vehicle movements and parking and in accordance with

Kirklees Local Plan Policy LP21, Key Design Principle 15 of the House Extensions and Alterations SPD and advice within the National Planning Policy Framework.

4. The development shall not be brought into use until obscure glazed screening has been installed and completed to the side elevations of the balcony in accordance with the screening shown on submitted drawing no.6. The obscure glazing shall be a minimum grade 4 level. The obscure glazing shall thereafter be retained for the lifetime of the development.
Reason: To ensure no detrimental level of overlooking of neighbouring occupiers occurs in the interests of the residential amenity of neighbouring occupiers to accord with policy LP24 of the Kirklees Local Plan, Principles 3 and 4 of the Council's adopted House Extensions and Alterations SPD and Policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location plan	TQRQM23090114034432		11th April 2023
Site plan	Drawing No. 1		11th April 2023
Proposed site plan	Drawing No. 1A		11th April 2023
Existing elevations	Drawing No. 2		11th April 2023
Existing ground floor plan	Drawing No. 3		11th April 2023
Existing first floor plan	Drawing No. 4		11th April 2023
Existing sections	Drawing No. 5		11th April 2023
Proposed elevations	Drawing No. 6		11th April 2023
Proposed ground floor plan	Drawing No. 7		11th April 2023
Proposed first floor plan	Drawing No. 8		11th April 2023
Proposed section	Drawing No. 9		11th April 2023
Proposed section	Drawing No. 10		11th April 2023
Climate Change Statement	Appendix A		18th 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: 13th June 2023