

**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:	2023/62/91143/W
Site Address:	2, Croftlands, Newsome, Huddersfield, HD4 6DZ
Description:	Erection of side extension and rear dormer
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: 08-Jun-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/91143
Location	2, Croftlands, Newsome, Huddersfield, HD4 6DZ
Proposal	Erection of side extension and rear dormer
Publicity end date	30 th May 2023
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated although within Strategic Green Infrastructure Network
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 31** – Strategic Green Infrastructure Network
- **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 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	Yes	Officers raised concerns regarding the size of the rear dormer extension. It was requested that, and subsequently amended, reducing the size of the dormer. Amended plans were received on 1 st June 2023
Parish/Town Council comments sought	No	Not applicable
Planning History	No	None
Consultations required	No	

Assessment

The application seeks permission for the erection of a side extension and rear dormer.

Side extension

The proposed side extension would be set back from the front elevation and in from the rear elevation of the property by 0.3 metres. The extension would project to the side by 3 metres with an eaves height set slightly lower than the existing eaves and a roof ridge set down from the existing by 0.3 metres.

Dormer

The proposed dormer would be located on the rear elevation of the property. The flat roofed structure would be set up from the gutter by 0.6 metres, set down from the roof ridge by 0.4 metres and would be set in from the side elevations of the property. The total projection would be 2.7 metres.

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. In terms of dormer extensions, these should comply with certain parameters set out at paragraph 5.4 on pages 31 and 32.

Side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Yes – the property is set within a corner plot whereby the side extension would project towards the roadside – would project no further towards immediate neighbouring properties than existing	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Property sits at right angles to and higher ground level than 102 Lockwood Scar – attached neighbouring property is two storey and therefore the first floor rear elevation openings in those properties would overlook the garden	

	area of No. 102 more than from proposed dormer due to their siting in relation to the garden area of No. 102	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	It complies with this	
not exceed a height of 4 metres		The extension would exceed 4 metres in height to achieve the required headroom for accommodation in the roof space.
be set back at least 500mm from the original building line to allow for a visual break		The extension is set back from the front elevation by 0.3 metres. Whilst not a full 0.5 metres, a clear break is evident
Corner plots should have:		
Facing in both directions to create two frontages, each with windows overlooking the street	A frontage would be created in the extension by introducing patio doors, windows and a first floor opening	
Being set back from the existing building line on both streets		The extension would project beyond the building line with 1 Croftlands and 102 Lockwood Scar however would be set back from No. 100 Lockwood Scar.
Dormer extensions should:		
relate to the appearance of the house and existing roof	Yes – set within confines of existing roof	
be designed in style and materials similar to	Yes – finishing materials for dormer	

the appearance of the existing house and roof	appears to be tiles on plan as match existing roof – can be conditioned	
not dominate the roof or project above the ridge of the house	Yes – following amendments	
be set below the ridgeline of the existing roof and within the roof plane	Yes	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	Not applicable as no other dormers in street scene	Likely a PD fall back in place in this case

Design and Visual Amenity:

End terraced bungalow constructed from brick with a concrete tiled roof. Amenity areas located to the front, rear and side of the property with off-street parking available to the front of the property.

Terraced row is unique in that the outer two properties are bungalows and the inner 2 no. properties are two storeys in height.

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 • Chapter 12 NPPF 	Side extension does encroach beyond established building lines but not significantly and has the visual appearance of a single storey extension. Dormer would introduce an interruption to the linear roof slope however	✓

		property hosts full Permitted Development Rights	
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	Side extension subservient due to having the appearance of being single storey in height constructed from matching materials. Dormer – as amended, the original roof form would be clearly visible	✓
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 • Chapter 12 of the NPPF 	Single storey appearance despite first floor accommodation appearing proportionate to the host property. Dormer is acceptable as amended	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	Extension to be finished in brick with a concrete tiled roof. Dormer materials appear on plan to be tiled to match the existing – this can be secured by condition to be tiled or clad to match existing roof	✓
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 • Chapter 12 of the NPPF 	Extension has a pitched roof to match the existing. Dormer roof would be flat, typical of modern dormers	✓
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 • Chapter 12 of the NPPF 	Extension – windows to front, windows and doors to side and window to rear are proportionate to existing dwelling. Dormer opening proportions are considered acceptable	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) 	Private domestic extensions. No alterations to access	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
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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:

- 102 Lockwood Scar – property to north sitting at right angles to application site. Set lower than application site with a path, garage and boundary fence separating the proposed side extension from this neighbour
- 4 Croftlands – attached neighbouring property – two storey dwelling with a rear elevation set back slightly from the rear of the application site – unaffected from side extension – dormer not considered to impact on 45 degree rule to first floor windows
- 1 Croftlands – facing property set slightly higher – proposed works would not reduce established separation distances
- 105 Lockwood Scar – facing side elevation of property where openings are located – separated by 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)	<ul style="list-style-type: none"> KDP 3 & 4 of the SPD Policy LP24 Design (d) (iv) Chapter 12 of the NPPF 	Extension – openings to front and side will not reduce established separation distances with new openings within side elevation and facing property exceeding 21 metres. Dormer – openings would face the roof area of the neighbouring property to the north-west	✓
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) Chapter 12 of the NPPF 	Limited impact from either the extension or the dormer due to the retaining space around the building	✓

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 	As above	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	Adequate garden areas retained to the front, side and rear	✓

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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	N/A	N/A
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 	No proposed alterations to the off-street parking provision – no additional bedroom provision proposed	✓
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 	None shown however sufficient space within the site	✓

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	<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 	None	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	Strategic Green Infrastructure Network - proposed works would be within the confines of the residential curtilage, it is not considered that the proposed works would be detrimental to the aims of Policy LP31 of the Local Plan	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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	<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.	
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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	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: 2023/91143

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, LP31 and LP51 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 and Policies within Chapters 2, 12, 14 and 15 of the National Planning Policy Framework

3. The external walls and roofing materials of the side extension hereby approved shall in all respects match those used in the construction of the existing building and 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, 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.

4. The dormer to rear hereby approved shall be either vertically slate hung with slates that in all respects match those used on the existing roof or be clad in dark grey cladding. The materials of construction shall thereafter be retained.

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

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan, existing site plan, elevations and floor plan	01		17 th April 2023
Proposed site plan, elevations and floor plans	02 – Rev: A		1 st June 2023
Climate Change Statement	Appendix A		20 th 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.

Amended plans were sought to reduce the size of the rear elevation dormer extension. Amended plans were received on 1st June 2023 and were considered as part of the assessment of the scheme.

Report Dated: 6th June 2023

Coal - high

