

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:	2023/62/91419/W
Site Address:	30, Wadsworth Fold, Lindley, Huddersfield, HD3 3NB
Description:	Raising of roof and insertion of dormers to form 2nd floor bedroom
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-Jul-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/91419
Location	30, Wadsworth Fold, Lindley, Huddersfield, HD3 3NB
Proposal	Raising of roof and insertion of dormers to form 2nd floor bedroom
Publicity end date	4 th July 2023
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated – without notation
Extension to Time (EoT)	No EoT Date: N/A
Recommendation	Conditional Full Permission

	NO	YES
Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)	✓	
Contrary to previous decision	✓	
Called in by Ward Member	✓	
Significant number of representations received	✓	

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed places

- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 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		1998/92536 Erection of 315 dwellings and garages – <i>Refused</i> 2011/91519 Residential development (294 units) and associated works, including demolition of existing building, construction of new access from Cowrakes Road and Weatherhill Road, footpaths, drainage, earthworks, provision of public open

		space and landscaping at Lindley View – <i>Section 106 Full Permission</i> 2012/91814 Discharge of Condition 2,4,5,6,8,15,25,26,28,31 & 32 from previous application 2011/91519 for residential development (294 units) and associated works, including demolition of existing building, construction of new access from Cowrakes Road and Weatherhill Road, footpaths, drainage, earthworks, provision of public open space and landscaping at Lindley View – <i>Approved</i> 2012/92000 Discharge of Condition 23 & 37 from previous application no. 2011/91519 for residential development (294 units) and associated works, including demolition of existing building, construction of new access from Cowrakes Road and Weatherhill Road, Footpaths, Drainage, Earthworks, Provision of public open space and landscaping at Lindley View – <i>Approved</i> 2012/92001 Discharge of Conditions no. 9,10,11,18,19,21,22,24,27,30,34 & 35 from previous application 2011/91519 for residential Development (294 units) and associated works, including demolition of existing building, construction of new access from Cowrakes road and Weatherhill Road, Footpaths, Drainage, Earthworks, Provision of public open space and landscaping at Lindley View – <i>Approved</i> 2012/92658 Non Material Amendment to permission no. 2011/62/91519 for residential development (294 units) and associated works, including demolition of existing building, construction of new access from Cowrakes Road and
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		Weatherhill Road, footpaths, drainage, earthworks, provision of public open space and landscaping at Lindley View – <i>Approved</i> 2013/90170 Discharge conditions 36 and 37 on previous permission 2011/91519 for residential development (294 units) and associated works – <i>Approved</i> 2013/91561 Variation of condition 3 (approved plans) on previous permission 2011/91519 for residential development (294 units) and associated works, including demolition of existing building, construction of new access from Cowrakes Road and Weatherhill Road, footpaths, drainage, earthworks, provision of public open space and landscaping at Lindley View (Removal of proposed footpath adj. plot 12) – <i>Approved</i> 2013/92091 Non material amendment on previous planning permission no. 2011/91519 for residential development (294 units) and associated works, including demolition of existing building, construction of new access from Cowrakes Road and Weatherhill Road, footpaths, drainage, earthworks, provision of public open space and landscaping at Lindley View – <i>Approved</i> 2013/92667 Non material amendment to previous permission 2011/91519 for residential development (294 units) and associated works, including demolition of existing building, construction of new access from Cowrakes Road and Weatherhill Road, footpaths, drainage, earthworks, provision of public open space and landscaping at Lindley View – <i>Approved</i>
Consultations required	N/A	None

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Assessment

The application seeks permission for raising the roof and the insertion of dormers to form 2nd floor bedroom. It is proposed that the eaves height of the property would be retained at a height of 4.9 metres and it is proposed that the ridge of the property would be raised from 8 metres to 9.3 metres. It is proposed that the roof tiles would match the existing. 3 no. roof lights would be located in the front elevation of the roof slope and one 1 no. roof lights would be located.

It is proposed that two dormer extensions would be located within the rear elevation roof slope. It is proposed that the dormer extensions would be identical in size, set up from the gutter line by 1.2 metres, set down from the roof ridge by 0.5 metres being a total width of 2.2 meters each.

The plans indicate that the dormer would be tile hung however there is no annotation on the plans. This can be conditioned.

The Kirklees SPD sets out that dormer extensions should comply with certain parameters set out at paragraph 5.4 on pages 31 and 32 (and listed below) and if they do not, they need to be justified:

Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof	Yes – small in scale and within the confines of the roof slope	
be designed in style and materials similar to the appearance of the existing house and roof	Yes – small in scale with materials that can be conditioned to match the existing in terms of materials and colour finish	
not dominate the roof or project above the ridge of the house	Yes – small in scale and would not project over the ridge of the house	
be set below the ridgeline of the existing roof and within the roof plane	Yes – would be set below the ridgeline of the existing roof	

be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant		No – the openings would be slightly off-set however the structures would be evenly located within the roof form
Raising the overall height of the roof: (no specific requirements within the SPD)	Limited increase in height of 1.3 metres. Due to the height of the properties immediately to the sides of the application site, the overall heights are staggered and therefore increase is not considered substantial and not out of keeping within the street scene	

Design and Visual Amenity

Summary of local street scene/character: Two storey detached property. Modern construction. Amenity areas located to the front and rear with a driveway to the front of the property accessed Wadsworth Fold. Single storey rear extension. Beyond rear boundary are detached properties and blocks of flats.

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	Raising roof – limited impact as increase is 1.3m where staggered roof lines evident Dormers – similar to that evident on adjacent property however small in scale with pitched roofs	✓

Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Raising roof – no increase in footprint to the building – not considered intrusive Dormers – would be small in scale and therefore subservient	✓
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	Raising roof – limited increase of 1.3 metres – not considered incongruous Dormers – as above	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Raising roof – tiles to match existing Dormers – can be conditioned to be tile hung to match existing	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Raising roof – pitched as existing Dormers – pitched to match existing	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Raising roof – would include rooflights to front and rear and side elevation 2nd floor secondary Dormers – in keeping with existing windows	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extensions – no alterations to existing access	✓

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:

- 3 Dryden Way – to the north – detached property with front projecting garage with dormer within side elevation roof slope – limited impact from proposals
- 28 Wadsworth Fold – to the south – detached property on a similar building line to application site – limited impact
- 6-16 Wordsworth Court – flats beyond rear boundary – separation distances not reduced
- 5 Dryden Way – facing property with side elevation facing application site – limited impact with minimal openings facing the application sit – separation distances not reduced

	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	Raising roof – limited impact from proposed roof lights Dormers – would not decrease established separation distances	✓
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	Raising roof – limited impact as works contained within the roof space with no increase in footprint Dormers – as above	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	Raising roof – as above Dormers – as above	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	No increase in footprint therefore no loss of garden space	✓

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	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	2 no. spaces to the front of the property with additional bedroom proposed. There is provision to extend the driveway to accommodate a further vehicle however the green landscape would be lost. Therefore, due to on street parking being available and in the interests of visual amenity, it is not considered that a condition requiring further parking provision is required	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plan however ample space within site boundaries to accommodate bin storage	✓

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) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	None	
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	None	
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 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
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None		
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Conclusion:

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

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

Recommendation: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number:

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22, LP24 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 roofing materials of the development 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 hereby approved dormer windows 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	100047474		15 th May 2023
Existing elevations and floor plans	2262 – 01		15 th May 2023
Proposed elevations, floor plans and east and west perspectives	2262 – 02		15 th May 2023
Climate Change Statement	Appendix A		23 rd May 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 July 2023