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:	**2023/62/91435/E**
Site Address:	25, Pennine Way, Scissett, Huddersfield, HD8 9JB
Description:	Side dormer extension to existing first floor & internal alterations
Recommending Officer:	Edward Cheseldine

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 12-Jul-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/91435
Location	25, Pennine Way, Scissett, Huddersfield, HD8 9JB
Proposal	Side dormer extension to existing first floor & internal alterations
Publicity end date	07 July 2023
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	Yes – 12 July 2023
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

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 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	**SUMMARY**
Negotiations/Amendments during course of application	Yes	Planning Officers sought a justification for the use of the Upvc material on the side dormer to seek a possible improvement. A justification was provided that the material was present on the host dwelling and on neighbouring dwellings. As the white Upvc can be seen from the public domain on a neighbouring dwelling the

		justification was found to be satisfactory by Planning Officers.
Parish/Town Council comments sought (Kirkburton)	Yes	Denby Dale Parish Council – No comment.
Planning History		2014/92132 - Erection of two storey side extension and removal of existing garage – Granted full permission
Consultations required	No	

Assessment

The Kirklees SPD sets out that dormer windows should comply with certain parameters set out at paragraphs 5.27 on page 32 (and listed below) and if they do not, they need to be justified:

TO COMPLETE :	**Yes - COMPLY**	**No - JUSTIFY**
Relate to the appearance of the house and existing roof	Yes, the dormer respects the ridgeline and eaves of the existing roof, whilst maintained a large proportion of the roof undeveloped.	
Be designed in style and materials similar to the appearance of the existing house and roof		The style of dormer will have a flat roof that respects the size of the roof, but is in a different style. The dormer will relate to existing dormers that are present in the street scene. Materials will differ from the majority of the first-floor of the dwelling. However as the majority of the dormers on the street are Upvc and the colour would match the

		existing render the material is acceptable.
Not dominate the roof or project above the ridge of the house	Yes.	
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.	Yes.	

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character: 25 Pennine Way is a two-storey detached dwelling in Scissett. No. 25 is on a corner plot, where Pennine Way meets Pennine Drive. The building is part brick, part render with two large gable-end features that give character to the house. Other properties in the area have a similar form to the application site. There are a range of materials present on the street. A high percentage of properties on the street feature dormers on the side roof plane. Houses are in close proximity to each other due to the spatial layouts of the plots.

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	The dormer is set on the side roof plane which is angled towards the neighbouring property. A high number of dormers are currently present on the street. The introduction of another	✓

		dormer will not impact the character of the road.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The form of the original house will be altered through the introduction of the dormer. When viewed from the principal elevation the dormer will be visible. The dormer will be set back and down within the existing roof. Such a scale will not visually dominate the host dwelling as the dormer will not dominate the gable ends of the principal elevation.	✓
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	Height, scale and massing meet the criteria set out in the House Extensions & Alterations SPD and are appropriate to the host dwelling and surrounding area.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The proposal consists of a flat roof design which is similar to other properties with side dormers. In terms of materials, the design includes the use of white Upvc panelling. White Upvc appears on a small section to the rear of the building where the previous extension meets the original building. There are also Upvc panelled, side facing dormers present within the street, including on the opposite side of Pennine Way. The use of Upvc material was brought up during negotiations with the planning agent as it was	✓

		discussed if the material was the most suitable choice. Given the use of Upvc present in the area, the planning officer conceded that the panelling would be appropriate and would not present harm to the host dwelling or street scene.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The roof style is appropriate to the host dwelling and street scene.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Window proportions are appropriate.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	The extension meets Kirklees accessibility policy.	✓

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: Are the considerations in the following table acceptable?

The main properties affected are:

- *27 Pennine Way*

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

	the Kirklees Local Plan and the NPPF		
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	Windows will be placed on the side facing elevation of the dormer which will face towards the plot of No. 27. The windows will face the front garden area of the property. There is a skylight in the roof of No. 27. Windows on the dormer will serve a bathroom and en-suite (non-habitable rooms) and be obscured to ensure the privacy of the application site and neighbouring dwelling, as such there will not be a change to privacy.	✓
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	The dormer is placed below the ridgeline and is set back from the eaves of the dwelling, fitting within the design of the existing roof. Due to this, there will be no impact to light levels or outlook experienced by No 27.	✓

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	No impact.	**N/A**

	• Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF		
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	No impact.	**N/A**
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	No impact.	**N/A**

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 impact.	
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	No impact.	
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**
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:
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 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, 9, 12 and 14 of the National Planning Policy Framework

3. The development shall not be occupied until the en-suite and bathroom window in the dormer hereby approved has been obscurely glazed (to a minimum Grade 4). 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) the obscure glazing (to a Grade 4) shall thereafter be retained.
Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	01	1	16/05/2023
Block plan	02	1	16/05/2023
Grouped plans and elevations	03a	1	16/05/2023
Grouped plans and elevations	04b	1	16/05/2023
Proposed site / block layout	05	1	16/05/2023

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. In this instance, a justification of the proposed building materials was provided and deemed acceptable.