

**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:	2023/62/91712/W
Site Address:	48, Station Road, Honley, Holmfirth, HD9 6LL
Description:	Erection of single storey rear extension and raised terrace
Recommending Officer:	Luke Walstow

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: 07-Aug-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/91712
Location	48 Station Road, Honley, Holmfirth, HD9 6LL
Proposal	Erection of single storey rear extension and raised terrace
Publicity end date	03 August 2023
Number of representations received	0
Kirklees Local Plan Allocation/Designation	Strategic Green Infrastructure Network – Holme Valley Corridor
Extension to Time (EoT)	Yes EoT Date: 10 August 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	✓	

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
- **LP31** – Strategic Green Infrastructure Network
- **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.
- Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

Landscape character area No. 7 River Holme Wooded Valley

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	Amendments sought to reduce the projection of the rear extension to be SPD compliant. The agent submitted plans that showed the reduction of the extension to be 3 metres, which officers considered to be acceptable.
Parish/Town Council comments sought	Yes	Holmfirth Parish Council – No Comments made within statutory time scale.
Planning History	Yes	90/06356. Erection of extension to form garage, utility, W.C, Lobby, bedroom and bathroom. <i>Conditional Full Permission – 12/12/1990: erected.</i> 2023/91711. Prior notification for single storey rear extension. <i>NANR not required – 25/07/2023.</i>
Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that extensions should comply with certain parameters set out at paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

Single Storey Rear Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be in keeping with the scale and style of the original house	The proposed scale of the extension is SPD compliant and is therefore subservient addition to the dwelling. The extension would be constructed from similar materials as the host dwelling (natural stone	N/A

	and concrete tile. There is a natural stone plinth to the rendered property). The proposed terrace would be proportionate when compared to the size of the rear garden.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	The proposal would not cover more than half the total area of the original house, taking into account existing extensions	N/A
not exceed 4 metres in height	The proposed height of the extension would be under 4 metres when measured against the existing terrace where it would be erected.	N/A
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 host dwelling is semi-detached meaning a single storey extension should not project more than 3 metres out from the rear wall. Amended plans have been submitted showing the extension to have a projection of 3 metres, therefore officers can accept the projection of the proposal.	N/A
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The extension would not exceed 3 metres in projection.	N/A
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.	N/A	The extension would be built upon the application site boundary. There is a realistic fall back that a development of similar scale could be constructed up to the boundary, see site history. In addition there

		is also consent for a full width rear extension at no. 50
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Design and Visual Amenity: Are the considerations in the following table acceptable?

LCA7: River Holme Wooded Valley

Key landscape characteristic of the area are

- Glimpsed views towards the wider landscape through gaps between built form.
- Views across the wooded valley floor from elevated vantage points such as from Christ Church New Mill and Holy Trinity Church Hepworth.
- Stone boundary walls are common features.
- A network of Public Rights of Way (PRoW) crosses the landscape including a section of the Barnsley Boundary Walk, the Kirklees Way and the Holme Valley Circular Walk.

Key built characteristic of the area are

- Settlements characterised by a close association between built form and landscape.
- Industrial heritage features such as weirs and mill buildings.
- Mounds and hollows, which are the remains of shallow tunnels created for coal mining, as well as piles of shale material and the remains of plateways (flat stones laid across fields to assist with vehicle movement), are also found across the moorland and fields.

Summary of local street scene/character: The street scene consists of semi-detached dwellings which are all similar in terms of scale, massing and appearance. Surrounding dwellings benefit from off-street parking with front and rear gardens, are located on varying elevations, with the highway sloping down from the east to west direction.

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	The proposed developments is located to the rear of the host dwelling and thus would have limited impact upon the street scene.	✓
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	The proposal would be SPD complaint with its dimensions, resulting in the extension being a subservient addition to the host dwelling. The terrace projects to a maximum of 4.5m in depth, but is proportionate, given the size of the garden and the width of the plot.	✓
Height, scale and massing	• 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	The proposed extension (as amended) would be SPD complaint in terms of height, scale and massing, save for the proximity to the boundary. The terrace projects to a maximum of 4.5m in depth, but is proportionate, given the size of the garden and the width of the plot.	✓
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	The rear extension would be finished in stone which would match an existing plinth on the dwelling, although it is primarily rendered. There is a stone extension next door, and this contrast material would harmonise with the existing dwelling to an acceptable degree. The external wall of the raised terrace are also shown to be 'block walling'. This appears to be the existing material and is acceptable given	✓

		the secluded position of the raised terrace. The roof will use materials which would match the host dwelling.	
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	The proposed roof of the rear extension would have a lean to roof which would be below the 4 metre SPD height guideline. This roof would have 2 rooflights.	✓
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	The rear extension will have a glazed exterior consisting of two sliding doors. There is a small window proposed within the side elevation facing the south. 2 rooflights are proposed within the rear extension roof as stated above. These appear acceptable	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Accessibility to the proposed extensions can be gained through the host dwelling and through glazed sliding doors within the rear extension.	✓

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, Policies 1 and 2 of the HVNDP, the SPD and the NPPF.

Residential Amenity: Are the considerations in the following table acceptable?

The main properties affected are:

- 50 Station Road – A semi-detached dwelling adjoined to the host dwelling.
- 46 Station Road – A detached dwelling located to the south of the application site. Due to a reasonable separation distance from the proposal, this neighbour would not be materially impacted by the proposed development.

- 41 Gynn Lane – A semi-detached dwelling which shares a boundary to the rear of the application site. Due to the significant separation distance between this neighbour and the proposed rear extension and raised terrace, there would be no undue impact to the residential amenity of this neighbour. This takes into account the potential permitted development fallback for the extension and terrace.

	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	The proposed rear extension does not have any windows within its side elevation facing 50 Station Road. Privacy would be maintained for this neighbour.	✓
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	The proposed single storey extension is located on the site boundary. Officers on site assessed the impact of light and outlook upon the neighbouring properties. Taking into account findings from the site visit and the reduced projection from 4 metres to 3 metres, officers have deemed the proposal; not to significantly impact upon the amount of light received from neighbouring glazed openings. It is acknowledged that there would be a tunnelling impact to rear patio doors at no. 50. There is (however) a realistic pd fallback and no. 50 also has permission to extend to the boundary.	✓

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	Whilst the proposed extension would use space located in the rear garden, there would be adequate outdoor space retained to be used by current and potential future occupants, therefore, the proposal is acceptable in this regard.	✓
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The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development 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	There are no proposed changes to highway access with the proposal. The development is considered to acceptable in relation to highway safety.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The proposed extension would not serve as an additional bedroom, meaning the presumed potential occupants are to remain as existing. This results in existing car parking arrangements to be acceptable.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Waste collection and storage is considered to be as existing.	✓

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	N/A	✓
Impact on ecology	• KDP 12 of the SPD • Policies LP30, LP31 • Policy 13 of the HVNDP • Chapter 15 of the NPPF	The site is within the Strategic Green Infrastructure Network. As the scheme is within a domestic garden of managed nature, the proposal would not harm the SGIN.	✓
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
None received within statutory time frame.	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: 2023/91712

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, Policies 1 and 2 of the Holme Valley Neighbourhood Development 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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Plans and Location Plan	2347-0101-P01		19 June 2023
Existing Elevations	2347-0102-P01		19 June 2023
Proposed Plans and Block Plan	2347-0301-P02		31 July 2023
Proposed Elevations	2347-0302-P02		31 July 2023
Climate Change Statement			19 June 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. Officers sought for a reduced projection of the rear extension, as the projection on submission was considered to be too large. Amended plans were submitted reducing the projection of the extension to 3m.

Report Dated: 04/08/2023

Coal - low