

**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:	2023/62/92077/W
Site Address:	27, Ryefields, Scholes, Holmfirth, HD9 1XF
Description:	Erection of single storey side extension
Recommending Officer:	Tom Hunt

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: 05-Oct-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/92077	
Location	27, Ryefields, Scholes, Holmfirth, HD9 1XF	
Proposal	Erection of single storey side extension	
Publicity end date	25/08/2023	
Number of representations received	0	
Kirklees Local Plan Allocation/Designation	Unallocated for development in the Kirklees Local Plan. In Holme Valley Neighbourhood Development Plan area, designated Local Character Area 8: Settled Slopes of the Holme Valley	
Extension to Time (EoT)	Yes	EoT: 09/10/2023
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 9 – Promoting sustainable transport
- 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 and geodiversity

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.

Local Character Area 8: Settled Slopes of the Holme 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	No	
Holme Valley Parish Council Comments	Yes	Support
Planning History	No	
Consultations required	None	

Description

~2.45m width x ~2.6m depth x ~3.1m height single-storey side extension

Timber clad on a stone plinth with stone step.

Assessment

The Kirklees SPD sets out that single-storey side extensions should comply with certain parameters set out at paragraph 5.15-5.18 on page 28 (and listed below) and if they do not, they need to be justified.

Single-storey side extension should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
not extend more than two thirds of the width of the original house	Yes	
not exceed a height of 4 metres	Yes	
be set back at least 500mm from the original building line to allow for a visual break	Yes	

Design and Visual Amenity:

LCA 8 of the HVNDP (pages 45-46) describes the characteristics of the area and refers to Scholes as being a large settlement and having modern development areas of which the application site is within. Built design should respect, retain and enhance the character of existing settlements.

The area is residential with bungalow properties on a close built with stone and concrete roofing tile. They are either semi-detached or detached with a pleasing group value and landscaped areas to the front. Properties have single-storey detached garages to their side set back behind the building line of the host and neighbours. The host is on raised ground level in relation to the highway.

	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 • Policy 1 & 2 of the HVNDP • Chapter 12 NPPF 	Unobtrusive, small single-storey side extension set back from the highway facing elevation of the host, visually screened from the streetscene by the bulk and massing of the host in long range views unless at the end of the close. No significant visual impact as such.	
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	As above. The host would remain the dominant feature with the proposed subservient design complementing the host being unobtrusive and using high quality natural timber materials	
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 • Policy 1 & 2 of the HVNDP 	As above. It would be marginally above the eaves of the host however the substantial set back position of the extension and the raised ground level of the host would serve to visually screen this impact adequately.	

	<ul style="list-style-type: none"> • Chapter 12 of the NPPF 		
Facing materials and detailing	<ul style="list-style-type: none"> • 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 proposal seeks to use high quality natural materials in timber panels serving to appear as a modern addition. It would be harmonised at plinth with use of stone to match the host. Acceptable	
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 • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	As discussed previously, Officers recommend this be acceptable. The parapet design would serve to have an unobtrusive appearance similar to the host's existing detached, flat roofed garage.	
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 • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	None.	
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Accessibility unaffected with access to rear garden retained.	

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the Holme Valley Neighbourhood Development Plan, the SPD and the NPPF.

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

The main properties affected are:

- *25 Ryefields (semi-detached neighbour to the southeast) – the single-storey side extension would have no windows facing this neighbour ensuring no overlooking or loss of privacy. Its modest single-storey design positioned to the northwest of no. 25 and separated by ~2.7m to the shared boundary would not overbear or cause any additional overshadowing effect.*
- *49 Ryefields (detached neighbour on raised ground level to no. 27 and sited ~19m to the southwest) – the windowless extension’s bulk and massing would be screened by the existing single-storey detached garage and shared boundary screening. This would be sufficient to ensure no additional overlooking, overshadowing and overbearing impacts.*
- *No other neighbours would be affected due to the screening effect of the host and the separation distances involved properties.*

	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) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	None	✓
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) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	None	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	Neutral impact, built on existing hardstanding	✓

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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the Kirklees Local Plan • Policy 11 of the HVNDP • Chapter 12 of the NPPF 	The proposal would not intensify use with no bedroom additions proposed.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the Kirklees Local Plan • Policy 11 of the HVNDP • Chapter 12 of the NPPF 	As above. Despite encroaching onto driveway space, there is sufficient separation distance to boundary (~2.7m) to have a vehicle pass and sufficient driveway space remaining to supply 2 parking spaces in accordance with the Highways Design Guide SPD.	✓
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 	Bins have not been set out on plans however there is sufficient space within the plot to ensure that existing arrangements would continue.	✓

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	<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 • Policy 13 of the HVNDP • Chapter 15 of the NPPF 	On existing building footprint with no loss of vegetation. Due to the small scale nature of the proposed for a domestic extension, biodiversity net gains will not be required. An informative has been added regarding bats due to being adjacent to the bat alert layer in event of discovery of bats.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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. This would have materials locally sourced, skylight and use low carbon embodied materials in order to reduce carbon emissions through lower energy use. The addition of the porch extension would sufficiently meet modern Building Regulations for	✓

		insulation and energy efficiency purposes.	
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 site is not located within an identified Flood Risk Zone 2 or 3 area. No additional impact on drainage due to being on existing driveway.	✓

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		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

Application Number: 2023/92077

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 of the Kirklees Local Plan, Principles 1-17 of the Council’s House Extensions & Alterations Supplementary Planning Document, Policies 1 and 2 within the Holme Valley Neighbourhood Development Plan and within Chapters 2, 9, 12, 14 and 15 of the National Planning Policy Framework.

3. The external wall materials of the extension’s plinth hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

NOTE: Should any bats are found during the development, then work must cease immediately, and the advice of a licensed bat worker sought.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan.	Drawing no. 0001.	P01	19/07/2023
Existing Site Plan.	Drawing no. 0002.	P01	19/07/2023
Proposed Site Plan.	Proposed Site Plan. Drawing no. 0004.	P01	19/07/2023
Existing Elevation Plans.	Drawing no. 3000.	P01	19/07/2023
Existing Floor Plans.	Drawing no. 0003.	P01	19/07/2023
Proposed Elevation Plans.	Drawing no. 3001.	P01	19/07/2023
Proposed Floor Plans.	Drawing no. 0005.	P01	19/07/2023
Climate Change Statement	-	Original	19/07/2023

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. The case officer considered the application on review and sought no amendments as it met Local Plan policies on visual and residential amenity.

Report Dated: 04/10/2023