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:	**2023/62/92174/W**
Site Address:	46, Beaumont Park Road, Beaumont Park, Huddersfield, HD4 5JP
Description:	Erection of two storey side extension to north eastern elevation, construction of canopy to south eastern and south western elevations and associated alterations
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.

John Holmes

AUTHORISED OFFICER

Date: 06-Oct-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/92174
Location	46, Beaumont Park Road, Beaumont Park, Huddersfield, HD4 5JP
Proposal	Erection of two storey side extension to north eastern elevation, construction of canopy to south eastern and south western elevations and associated alterations
Publicity end date	05/09/2023
Number of representations received	0
Kirklees Local Plan Allocation/Designation	Unallocated. No Coal. Bat Alert. Historic Landfill Buffer. Flood zone 1.
Extension to Time (EoT)	Yes EoT Date: 12/10/2023
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	✓	

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) September 2023
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	Amended plans were requested with more detail and accurate scaling to ensure that the proposals were acceptable.
Parish/Town Council comments sought	N/A	
Planning History		2016/94087 – Erection of single storey extensions. Approved. Kirklees Council || Planning Application 2017/92105 – Non material amendment to previous permission 2016/94087 for erection of single storey extensions. Approved. Kirklees Council || Planning Application
Consultations required		None

Assessment

The application seeks permission for a two storey side extension and open canopy roof to southeast and southwest elevation.

Extension:

Pitch roofed with roof lights over two storeys, with small single-storey projection a ground with lean-to roof:

- ~7.5m roof ridge height & ~6.2m eaves height from ground at two storeys
- ~4m roof ridge height & ~3.5m eaves height from ground at single-storey
- ~3m projection from side at both storeys
- ~3.9m depth at ground; ~2.8m depth at first floor

*Officer Note***:** Plans show height from hardsurface hence the modest variation from annotated plans to description.

Windows front and rear (all obscure glazed apart from rear elevation ground floor window). Clad in natural stone with dark slate tile to match host.

Open canopy roof:

- ~4m ridge height x ~3.5m height from ground
- Projecting a range of 1.15-1.5m from the elevation

Roofed in dark slate tile. Green Oak posts.

Alterations:

Conversion of ground floor Window to patio door on northeast elevation.
Addition of first storey window to original side projection

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraphs 5.16 and 5.20 on pages 28 and 29 (and listed below) and if they do not, they need to be justified:

Two storey side extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
Not take up all or most of the space to the side of a house	Yes – extremely limited depth and width with adequate separation distance to flank boundary	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	Yes	
be set back at least 500mm from the front wall of the house	Yes	

Design and Visual Amenity:

Streetscene consists of large semi-detached or detached properties with a mix of styles/materials and organic additions to the original in large grounds. Generally characterised as pleasant, leafy and residential area. Natural stone a dominant material used in streetscene to properties and boundary treatments.

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	**Further comments**	**✓ / X / N/A**

	the Kirklees Local Plan and the NPPF		
Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	Minimal, property is well set back from the highway on both front and rear elevations. Use of natural stone and slate material will harmonise the extension and alterations with the streetscene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Building has had a series of organic extensions over time mainly restricted to single-storey; the original character and design of host is asymmetric so the extension would be regarded as a modest continuation of this. The roof canopy would alter the front elevation to change its original character and appearance moderately however the alterations would be seen in the context of the extended host, be permeable showing the original elevations and therefore not be regarded as a detrimental addition. The matching materials and fenestration aid in a harmonised appearance. Acceptable.	✓
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 designed to be visually smaller than the host. Acceptable.	✓
Facing materials and detailing	• KDP 9 of the SPD	As above. Acceptable.	✓

	• Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF		
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Harmonised with matching materials and small scale. Acceptable.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	In keeping. Whilst the two-storey extension would have windows with decorative surrounds, the additional front elevation window would be in plain stone surround. Given the existing character of the host, this would not appear out of keeping. Acceptable.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	No impact.	✓

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:

- No. 27 Woodside Road (set close to highway and not directly adjacent to the host). This has no side elevation windows to be affected. The proposed extension would remove windows facing this neighbour's garden with an improved relationship with privacy.

	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	The new fenestration within the extension and to first floor of the side projection at the front faces open space. The addition rear elevation windows has substantial separation distances (in excess of the minimum recommended 21m within para. 4.10 of the SPD) to properties north avoiding any overlooking/loss of privacy. The converted window to patio door to side elevation at ground floor would not markedly change the existing relationship between northeast neighbour no. 27 (this is forward of the side elevation patio doors).	✓
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 extension would be to the southwest of No. 27 with a modest increase in bulk and massing over the existing arrangement. Separated sufficiently from its southeast facing elevation windows to ensure adequate 45° field of outlook. No additional significant impacts.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As above. No significant impact.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c)	Adequate	✓

	• Chapter 12 of the NPPF		

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	No significant intensification of use and ample off street parking retained. Acceptable.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	As above. Acceptable	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Sufficient space set out in grounds to have this remain as existing. Acceptable	✓

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	None	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	No significant impacts as this would be for a minor scale of development with minimal disturbance of roof/eaves. Informative added to set out applicant's private responsibility to ensure protected species are not affected.	✓
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.	✓
Contaminated Land	• LP53 of the KLP • Chapter 15 of the NPPF	The site is within historic landfill buffer areas. As such there is potential for contaminated land affecting public safety. A pre-cautionary condition has been attached to advise the applicants of their duties should any unexpected land contamination be found.	✓

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: 2023/92174
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, Key Design Principles 1-17 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12, 14 & 15 of the National Planning Policy Framework

3. The external wall materials of the extension and the roofing materials of the canopy and 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, Key Design Principles 1 and 2 of the Council's adopted House Extensions and 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
Existing and Proposed Site Location Plans.	Sheet 003.	B	05/10/2023
Existing Floor and Elevation Plans.	Sheet 001.	B	05/10/2023
Proposed Floor and Elevation Plans.	Sheet 002.	B	05/10/2023
Climate Change Statement	-	-	27/07/2023

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. Amended plans were requested with more detail and accurate scaling to ensure that the proposal were acceptable.

Report Dated: 06/10/2023