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:	**2023/62/92179/W**
Site Address:	416A, Wakefield Road, Dalton, Huddersfield, HD5 9XJ
Description:	Erection of two storey side and single storey rear extensions and alterations to roof to form second floor accommodation
Recommending Officer:	Lucy Taylor

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: 27-Sep-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/92179
Location	416A, Wakefield Road, Dalton, Huddersfield, HD5 9XJ
Proposal	Erection of two storey side and single storey rear extensions and alterations to roof to form second floor accommodation
Publicity end date	13th September 2023
Number of representations received	None
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	Yes **EoT Date:** 13th September 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	No	N/A
Parish/Town Council comments sought (Kirkburton)	No	N/A
Planning History	Yes	2023/90795 – 416A Wakefield Road – Erection of two storey side extension and alterations.

Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraph 5.20 on page 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.	Whilst the proposed does extend 2.4 metres to the side and remove space to the side of the dwelling, a degree of space is retained between the extension and the boundary (minimum 0.5 metres). It should also be noted that there is also space to the eastern elevation of the dwelling, resulting in adequate space remaining after the proposed development.	
Maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property.		The proposed side extension maintains a 1 metre gap to the boundary towards the rear of the dwelling. Due to site boundary steadily encroaching inward towards the north of the site, the side extension would no longer be able to maintain a 1 metre gap along the entirety of the boundary. Whilst parts of the proposal would not comply fully with SPD

		guidance, the neighbours dwelling is situated off the boundary and positioned further back within its site, meaning the section of the extension nearest to the boundary is actually the furthest from the neighbouring property. Officers can justify the acceptance of the side extension due to this reasoning.
Be set back at least 500mm from the front wall of the house.	The proposed extension is set back 0.9 metres from the front elevation of the house to allow for a visual break.	

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

Single storey rear extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
Be in keeping with the scale and style of the original house.	The single storey rear extension would be in keeping with the architectural style of the original house and its scale would be acceptable.	
Not normally cover more than half the total area around the original house (including previous extensions and outbuildings).	The single storey rear extension would not cover more than half the total area around the original house.	
Not exceed four metres in height.	The extension would have a height of 3.5 metres.	
Not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces	The extension would have a projection of 3 metres.	

houses or by 4 metres for detached properties.		
Where they exceed 3m in length the eaves height should generally not exceed 2.5 meters.	N/A	
Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.	Yes extension would retain a gap of 1 metre from the nearest property boundary.	

Design and Visual Amenity:

The street scene consists of residential dwellings located back from the highway. There are a mixture of house types ranging from detached to semi0deatched dwellings within the immediate area, with many having different appearance through the use of external renders. Dwellings have parking located off-street in front of the houses. The area is not within a conservation area of within the green belt.

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	Whilst the appearance of the dwelling would change compared to the existing structure, the street scene already consists of residential dwellings with different design, scale and appearances meaning the proposal would not alter a dwelling which is in a consistent street scene. The dwelling is set back from the highway due to car parking spaces being located to the front of the dwelling. This results in	✓

		any change not having a significant impact on the street scene. Officers note that the proposal would see the use of render in a street scene with little render used. However, given that the host property is already rendered and of a light grey colour finish, the proposal is not considered to sufficiently affect this part of the street on the basis of the proposed materials, subject to a condition to ensure that the colour finish would match that of the existing dwelling.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The original house would be altered in multiple ways: -the change in roof design would increase the height of the house -the newly formed front gable would differ from existing -the side extension would increase the width of the house -addition of single storey rear extension. Whilst the original dwelling would change, the submitted plans show development which is carefully planned and represents good design. The alterations would not significantly affect the original dwelling/street scene in terms of visual impact.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD	The height of the dwelling would be increased to	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	create accommodation within the roof. The proposed side and rear extensions would add to the overall scale of the dwelling. Whilst the dwelling would be enlarged from existing, officers consider the enlargement acceptable due to the dwelling been set back from the highway, the extension being set in from boundaries and the neighbouring dwellings to the west being at a higher land level.	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The proposed external walls are to be constructed from natural stone with a render finish to be applied. The natural stone appearance would align with materials used on neighbouring dwellings, therefore keeping in appearance within the immediate local area. The proposed roof tiles are to be concrete tiles, which would match the previously used tiles. Windows will be made from dark grey UPVC, which differs from the existing white UPVC windows. The proposed materials and details of the extension and alteration is considered to be acceptable by officers subject to condition the	✓

		render colour matches that of the host property.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	A new roof is proposed on the original house and the proposed extension. The roof would be constructed from concrete tiles and have 1 roof light to the front elevation and two to the rear. Whilst the proposed roofing style would be a completely new design to existing, it is considered to be of good design, which would appear visually attractive. Therefore, visually acceptable. It is recommended that any grant of permission be subject to a condition requiring the roof tiles to be of a dark grey colour finish given the use of such a colour finish in the locality and the proposed window frames forming part of the proposal.	✓
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 to be the same as existing windows used on the original house, thus keeping a unified appearance and been quality in design.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Access to the side extension would be gained from within the dwelling. The rear garden would remain accessible around the side of the dwelling due to the proposed extension being situated off the site boundary.	✓

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:

- 416 Wakefield Road is a semi-detached dwelling located to the west of the application site. This neighbour would be the closest to the proposed extension. This property does not have any windows on its eastern elevation. It is noted this neighbouring property is located on a slightly higher elevation than the application site due to the slight slope in the highway.
- 418a is a detached dwelling located to the east of the application site. This dwelling sits at a similar height to the dwelling proposed for development.
- 2 and 4 Greenhead Lane are located to the rear and share a rear boundary with the application site. Due to their elongated rear gardens, although these neighbours share a boundary with the site, they are unlikely to be impacts by the proposed development.
- 503 Wakefield Road is a semi-detached dwelling located across the highway from the application site. Due the highway separating the site from this neighbour, resulting in a 27-metre separation distance, it is very unlikely the proposed develo0pment would have any negative impact upon this property.

	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 proposed side and rear extensions have no windows proposed on their western side elevations. This results in no possible risk of privacy for 416 Wakefield Road. To add to this, there are no windows within the side elevation of this neighbouring dwelling, resulting in privacy being maintained. The single storey rear extension proposes	✓

		glazing to the eastern side elevation. This window would be separated from the shared boundary with No. 418A by over 5 metres. As such, this window is not considered to result in undue impacts of overlooking. The new front and rear windows within the side extension would be acceptable given separation distances across the highway to the front, and the properties to the rear.	
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	There are no windows upon the side elevation of neighbour 416 Wakefield Road, therefore resulting in no detriment to outlook or reduced light upon this neighbour. Whilst there is a slight increase in the building height, it is considered the availability of light, or outlook of surrounding neighbours would be unimpeded by the development.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Whilst the overall extent of outdoor amenity space at 416A Wakefield Road would be reduced as a result of development, it is considered that an adequate amount would be retained to the front and rear of the dwelling.	✓

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	Parking is located in front of the dwelling in the form of off-street parking. Whilst the proposal would additional accommodation, it is considered that the front amenity space can adequately accommodate two vehicles and potentially three. Vehicle access to and from the site in conjunction with the fronting highway of Wakefield Road would not be altered as a result of development. The proposal is not considered to have a significant impact in this regard.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Policy 15 of the SPD states house with four bedrooms should provide parking space for a minimum of 3 cars. The proposed development would add a fourth bedroom to the dwelling, thus increase the potential number of occupants. Plans submitted show space for two cars to be park within the front area of the dwelling. Due to double yellow lines on the highway, on-road parking	✓

		would not be achievable for this dwelling.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Waste storage and collection 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 • Policy LP30 • Chapter 15 of the NPPF	N/A	✓
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	The rear garden and landscaping would be retained to allow for run-	✓

	• Policy LP24 (d) (vii), LP27 and LP34 of the KLP	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.	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: 2023/92179
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 external materials used in the construction of the walls of the development shall be natural coursed stone and render as indicated upon submitted drawing No. 03 Rev B. The render shall be of a colour finish to match the host property. The concrete tiles used in the construction of the roof of the development shall be of a dark grey colour finish. The materials of construction shall be thereafter retained.
Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	**Reference**	**Version**	**Date Received**
Existing Floor Plans	01	-	20.7.23
Location Plan	-	-	20.7.23
Proposed Site/Block Layout	03	A	20.7.23
Proposed Elevations	03	B	20.7.23
Existing Elevations	02	-	20.7.23
Proposed Floor Plans	03	A	20.7.23
Climate Change Statement	-	-	31.7.23

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: 25.9.23