

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:	2023/62/92467/W
Site Address:	18, New Avenue, Kirkheaton, Huddersfield, HD5 0JD
Description:	Erection of single storey side and rear extensions
Recommending Officer:	Laura Yeadon

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: 20-Oct-2023

Officer Report

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/92467>

Site Description

18 New Avenue is a semi-detached bungalow located within an area without notation on the Kirklees Local Plan. The property is constructed from brick with a concrete tiled roof. To the front of the property is an area for parking with a driveway to the side leading to a garden area to the rear which hosts a garden room and pergola. There is also a dormer extension providing accommodation within the roof space.

Surrounding properties within this section of New Avenue are similar in design, being semi-detached residential properties which are single storey in height with garages set within the rear garden areas. Some properties also have dormer extensions within the rear elevation roof slopes.

Description of Proposal

The application is for the erection of single story side and rear extensions.

The proposed side extension would be set back from the front elevation of the property by 2.8 metres and would span the full width of the driveway at 2.7 metres. The extension would span the full depth of the dwelling projecting beyond the rear elevation of the property by 3 metres. It is proposed that the extension would have a flat roof at a total height of 2.8 metres. It is proposed that the extension would be constructed from brick with a GRP roofing system and would form a garage.

The proposed single storey rear extension would span the full width of the rear elevation attaching to the rear elevation of the proposed side extension. The extension would project 3 metres off the rear elevation and would have the same overall height as the proposed side extension. It is also proposed that a Brise Soleil canopy would be fixed to the rear elevation of the extension. It is proposed that the extension would be constructed from brick with a GRP roofing system and would form a dining room/lounge.

It is also proposed to alter the existing window within the front elevation of the property to a door.

The application has been submitted following the refusal of planning permission under application number 2023/91683 which sought permission for the erection of a two storey side extension and single storey rear extension. The reasons for refusal were as follows:

- 1. The proposed two storey side extension due to its design, scale and eaves height would relate poorly to the visual appearance of the host building and surrounding properties and would therefore be detrimental*

to visual amenity, contrary to Policies LP1, LP2 and LP24 (a and c) of the Kirklees Local Plan, Key Design Principles 1 and 2 and paragraph 5.20 of the Council's House Extensions and Alterations SPD and Chapter 12 of the National Planning Policy Framework.

2. *The proposed two storey side extension, due to its height and proximity to the site boundary, would result in an oppressive and overbearing impact on the neighbouring property, No. 20 New Avenue and would fail to comply with the aims of Policy LP24b of the Kirklees Local Plan, Key Design Principles 5 and 6 of the Council's House Extensions and Alterations SPD and Chapter 12 of the National Planning Policy Framework.*

This resubmitted application seeks to overcome the previous reasons for refusal and no longer proposes a two-storey side extension

History of negotiations/amendments received

No negotiations have taken place with the applicant/agent due to the application being acceptable in its submitted format.

Relevant Planning History

2008/92957 Erection of dormer extension and conservatory
Conditional Full Permission

2022/90330 Erection of garden room
Conditional Full Permission

2023/91693 Erection of two storey side extension and single storey rear extension
Refused

Representations

We are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters.

Final publicity date expired 9th October 2023

Kirkburton Parish Council – replied with no comments

As a result of the public consultation period three representations have been received with the summary of comments set out below:

- Permission is exactly as was submitted in August 2023 and rejected without the first floor with the reasons and recommendations as reported within the refusal have not been acknowledged

- Proposal claims no trees or hedges will be removed however the extension shows would be coming up the shared boundary
- At least 1 metre gap should be left
- Removal of beech tree/hedge would require permission from landowner
- Loss of light to neighbouring conservatory and overbearing significantly diminishing the amount of light
- Increased noise level associated with such a huge social area
- Removal of front boundary wall to allow parking has destabilised the wall and left in poor condition
- Incorporating a wide enough garage to accommodate a car with access granted around the property is not feasible.
- If there is no access, the only available route to the rear of the property would be through the main house, further resembling terraced houses
- 5 cars currently parked at the property all off the road where the kerb has not been dropped
- Moving side entrance to the front would be unworkable if obstructed by a vehicle
- Plan do not indicate the provision of refuse bins and there would be no space for them due to existing parked vehicles
- Large outdoor garden room does not conform to the approved plans with an addition large metal 'L' shaped canopy added housing a pizza oven, kitchen and dining space – significant concerns of fire hazard
- Would leave less than 50% of original garden area with no greenspace left and therefore overdevelopment
- No definitive measurements on plans
- Current garage never been used to house a vehicle and question the size of the garage due to space to comply with legislation
- Permitting the development would mean that the house does not sit in line with all the other houses on the avenue which are bungalows and would look like a terraced property
- Obstruct the outlook and daylight from entrance to No. 20
- Exiting overhanging gutters from summer house
- Concerned regarding potential damage from digging footings

Consultation Responses

Health and Safety Executive consulted on previous application (2023/91693) – Does not advise against the granting of planning permission

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is without notation on the Kirklees Local Plan.

Kirklees Local Plan:

- **LP 1**– Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways safety
- **LP 22** - Parking
- **LP 24** – Design
- **LP 51** – Protection and Improvement of Local Air Quality
- **LP 53** – Land contamination

Supplementary Planning Documents:

- House Extensions and Alterations SPD

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 21st July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding & coastal change.
- Chapter 15 – Conserving and enhancing the natural environment

Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations

6) Conclusion

1 – Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

In terms of extending and making alterations to a property Policy LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design, including the adopted Kirklees Supplementary Planning Document on House Extensions (SPD).

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- Principle 1 – that “extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area and the street scene.”
- Principle 2 – that “extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.”

With specific regard to the House Extensions and Alterations SPD the other key designs principles for consideration are:

- 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 12: Natural environment
- Key design principle 15: Provision for parking

- Key design principle 16: Provision for waste storage

With specific regard to the proposed development the SPD states that in terms of single storey side and rear extensions, the SPD states:

Single storey side extension

In Section 5.17 of the SPD refers to the general rules, where single storey side extension should:

- not extend more than two thirds of the width of the original house;
- not exceed a height of 4 metres;
- and be set back at least 500mm from the original building line to allow for a visual break.

Single storey rear extensions

Section 5.1 followed by 5.2 of the SPD refers to the general rules, where a rear extension should:

- Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained;
- Be set behind the original building, and not projecting beyond the sides;
- Maintain external access to the rear garden;
- Respect the original house and garden in terms of its size and scale;
- Use appropriate materials which match or are similar in appearance to the original house; and
- Not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.

Section 5.6 of the SPD specifically refers to single storey rear extension which should:

- be in keeping with the scale and style of the original house
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height; not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The above listed policies and guidance within the House Extensions and Alterations SPD are taken into account within the 'Impact on Visual Amenity' and 'Impact on Residential Amenity's sections of this report.

The adopted SPD indicates how the Council will generally interpret its policies regarding built development with the general thrust of the advice aligned with both the Kirklees Local Plan and National Planning Policy Framework, requiring development to be considerate in terms of character of the host property and the wider street scene. In addition, the National Planning Policy Framework was updated in 2021 which further emphasised good design.

2 – Impact on visual amenity:

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design. Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

This application has been submitted following the refusal of planning permission under application 2023/91694 which sought permission for a two storey side extension and single storey rear extension. The reasons for refusal were primarily based upon the two storey extension in terms of both its visual appearance on the host building and surrounding development and on its impact on the immediate neighbour, No. 20 in terms of being oppressive and overbearing.

With specific regard to visual amenity, the proposal seeks to overcome the reason for refusal with the amendment to the side extension with the removal of the first floor element of the scheme. It is proposed that the side extension would be single storey in height with a flat roof, being a total overall height of 2.8 metres.

With regard to the specifics in relation to side extension, under sub-paragraph 5.2 of the SPD, the extension would be set back from the front wall by more than 500mm, would not extend more than two thirds of the width of the original house and would not exceed a height of 4 metres. Therefore, the extension would comply with the requirements of the SPD. As the proposal is not two storeys in height as previously proposed, there is no requirement for the single storey side extension to be set in from the shared boundary of the site by 1 metre.

It is noted and cited within the previous Officer Report that there are no other side extensions within the street scene with the other properties mainly extended via rear elevation dormer extensions. As the proposed side extension would be single storey in height and with a flat roof, this would appear to be a subservient structure and would have the appearance of being an addition to the property without competing with the size and scale of the existing bungalow. As the extension would be single storey in height, it would not create a terracing effect should the neighbouring property also extend to the side in a similar manner. As such, it is considered that the proposed side extension, in isolation would comply with Key Design Principles 1 and 2 of the SPD and Policy LP24

of the Kirklees Local Plan, therefore overcoming the previous reason for refusal under application 2023/91694. In addition, the property benefits from full permitted development rights and therefore could construct a side extension without the requirement of Planning Permission (subject to criteria).

The proposed construction materials for this element of the proposal would match those on the existing property which would comply with Key Design Principle 9 of the SPD.

With regards to the proposed rear extension, this appear to be identical to that previously assessed. The proposed extension would project from the rear elevation of the property by 3 metres, not being set in from the shared boundary with No. 16 by 1 metre, as prescribed within paragraph 5.6 of the SPD. As cited within the previous assessment of the proposal, the projection of the extension is limited to 3 metres and full development rights exist and therefore an extension to a depth of 3 metres spanning the full width of the original property could be construction without the requirement of planning permission up to the shared boundary to a height of 4 metres (1.2 metres more than proposed in this case, subject to criteria). This would not extend to the section behind the rear of the proposed side extension. As such, in terms of visual amenity, there are no significant concerns with this part of the proposed works (in the main).

The proposed construction materials for the proposed rear extension would be brick for the walls with a feature rendered panel. Whilst the rendered panel would introduce a new material to the property, the feature panel would be to the rear of the property and render is material evident within the street scene.

It is therefore considered that the previous reason 1 for refusal of the previous application has been overcome and that the proposal, as submitted within this application, would relate satisfactorily to the host dwelling and surrounding properties, in accordance with the requirements of policies LP1, LP2 & LP24 of the Kirklees Local Plan, having regard to Key Design Principles 1, 2 and 9 of the Supplementary Planning Document on House Extensions (SPD) and policies within Chapter 12 of the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

Paragraph 130 of the NPPF requires that planning decisions ensure developments creates places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users.

As part of the previous assessment of the scheme, it is cited within the Officer Report that the property has been previously extended by way of a dormer extension and a garden room along with a pergola in situ within the rear garden area. The assessment goes on to conclude that when taking the different elements into consideration, as required within sub-paragraph 4.22 of the SPD, it is not considered that the retained level of 50% of the total area around the property would be exceeded. Given that the footprint of the previous scheme appears to be identical to that within this application, it is not considered that this opinion is altered.

As with the previous assessment, it is considered that the neighbours most affected by the proposed works would be No. 16 which is the attached neighbouring property and No. 20 which is the adjacent property.

In terms of the impact on No. 20, the harm to this property in terms of being oppressive and overbearing has been mitigated by reducing the side extension element of the proposal to being single storey in height. The sense of space around the property has been minimised by the height being 2.8 metres and being set on a lower ground level than this neighbouring property, it is not considered that this would be lost, should No. 20 also construct a single storey side extension. As with the previous assessment, a terracing effect with No. 20 would not be created due to the proposed extension being set back from the front elevation and the differing roof forms and it is considered that the harm from overbearing and being oppressive has been overcome.

As previously assessed, due to the presence of the garage to this neighbouring dwelling, and that the neighbouring is set on a higher ground level, it is not considered that the single storey rear extension would cause an unacceptable level of harm to No. 20 and in terms of overlooking, the opening closest to this property is a garage door at ground floor level which would be screened from the occupiers of No. 20 and is non-habitable accommodation. There are no proposed openings within the side elevation of the extension that would give rise to overlooking.

In terms of the attached neighbouring property, No. 16, the proposed side extension would not impact on this property due to its siting. As highlighted above, a 3 metre projecting extension up to the shared boundary could be constructed without planning permission (subject to criteria) and therefore, the principle of a 3 metre projecting extension has been established within current permitted development legislation. Whilst there would be some level of harm to this property due to the changes in ground level, it is not considered that there would be sufficient harm to residential amenity given the realistic fall back position in this instance. There are no proposed openings within the side elevation of the rear extension facing this neighbour and therefore there are minimal concerns regarding overlooking.

As such, it is considered that the previous reasons 2 for refusal of the previous application has been overcome and the proposed extensions are acceptable in terms of residential amenity. It is considered there will be no significant impact on neighbouring properties, in terms of overshadowing, overbearing or

overlooking, and the proposal would accord with the aims of policies LP1, LP2 & LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations Supplementary Planning Document as well as policies within chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

In this case, the resultant property would not increase the existing bedroom provision. The plans indicate that the existing garage would be demolished and that the garage provision would be provided within the ground floor of the side extension.

The internal width of the proposed garage would be approximately 2.3 metres which falls short of the advice within Manual for Street which requires a minimum of 3 metres in terms of internal measurements. Therefore, the garage is of insufficient width to accommodate a vehicle. Notwithstanding this, it is evident on Google Streetview that at least 3 no. vehicles can be accommodated to the front of the property. As this exceeds the required 2 no. spaces, the works would comply with Policies LP21 and LP22 of the Kirklees Local Plan, Key Design Principle 15 and advice within the NPPF.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD. Although to accommodate the bins to the front of the building is not ideal, to position the bins to the front of the proposed extension would still be set back from the principal elevation of the property.

5 – Other matters:

Climate Change - Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-

dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development. A Climate Change Statement has been submitted with the application which highlights that the materials to be used within the new build are wholly recyclable with the contractors and materials locally sourced.

Coal legacy – The site is located within the Coal Authority’s “Development Low Risk Area”. There is no statutory requirement to consult the Coal Authority regarding development within the “Development Low Risk Area”, instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority’s standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with paragraphs 174 and 183 of the National Planning Policy Framework.

Health and Safety – the site is located within a HSE consultation zone and as part of the recently refused planning permission, the Health and Safety Executive were consulted. The HSE did not advise, on safety grounds against the granting of planning permission in this case. As such, the proposal would accord with Policy LP53 of the Kirklees Local Plan.

6 – Representations:

Three representations have been received with the following being a summary of comments and LPA response:

- Permission is exactly as was submitted in August 2023 and rejected without the first floor with the reasons and recommendations as reported within the refusal have not been acknowledged

Response: The changes to the scheme have been highlighted throughout the above assessment

- Proposal claims no trees or hedges will be removed however the extension shows would be coming up the shared boundary

Response: It is noted that there are hedges along both side boundaries which may require removal to facilitate the development. These hedges are not protected by Tree Preservation Order and therefore, whilst unfortunate, Planning Permission is not required for their removal

- At least 1 metre gap should be left

Response: This has been addressed within both the visual and residential amenity sections of this report. The 1m gap is set out in the SPD for 2 storey extensions, not single storey extensions

- Removal of beech tree/hedge would require permission from landowner

Response: This is a private civil matter between the relevant landowners

- Loss of light to neighbouring conservatory and overbearing significantly diminishing the amount of light

Response: This has been addressed within the residential amenity section of this report

- Increased noise level associated with such a huge social area

Response: Matters relating to noise are dealt within by Environmental Health Officers under separate legislation to Planning Permission. Any matters relating to noise should be reported to the Environmental Health team.

- Removal of front boundary wall to allow parking has destabilised the wall and left in poor condition

Response: This is a private matter between the relevant landowners

- Incorporating a wide enough garage to accommodate a car with access granted around the property is not feasible.

Response: This has been addressed within the highway safety section of this report

- If there is no access, the only available route to the rear of the property would be through the main house, further resembling terraced houses

Response: This has been addressed within the visual amenity section of this report

- 5 cars currently parked at the property all off the road where the kerb has not been dropped

Response: Noted, unauthorised access to the property would be investigated by the Highway Authority.

- Moving side entrance to the front would be unworkable if obstructed by a vehicle

Response: Noted – however this element of the scheme does not require planning permission

- Plan do not indicted the provision of refuse bins and there would be no space for them due to existing parked vehicles

Response: This has been addressed within the above report

- Large outdoor garden room does not conform to the approved plans with an addition large metal 'L' shaped canopy added housing a pizza oven, kitchen and dining space – significant concerns of fire hazard

Response: This is not a matter which can be assessed under the scope of this application and can be investigated separately by the Enforcement Team

- Would leave less than 50% of original garden area with no greenspace left and therefore overdevelopment

Response: This has been assessed within the above report

- No definitive measurements on plans

Response: The submitted plans are to a recognised scale with instructions indicated on the website as to how these can be measured

- Current garage never been used to house a vehicle and question the size of the garage due to space to comply with legislation

Response: Noted

- Permitting the development would mean that the house does not sit in line with all the other houses on the avenue which are bungalows and would look like a terraced property

Response: This has been addressed within the above report

- Obstruct the outlook and daylight from entrance to No. 20

Response: This has been addressed within the above report

- Exiting overhanging gutters from summer house

Response: This is not a matter which can be assessed under the scope of this application and can be investigated separately by the Enforcement Team

- Concerned regarding potential damage from digging footings

Response: This a private matter between relevant land owners

7 – 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

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2023/92467

Officer Recommendation: Approve

Conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP51 and LP53 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15 and 16 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations and to accord with Policies within Chapters 2, 4, 12, 14 and 15 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	2770 - LOC		17 th August 2023
Existing site plan, elevations and floor plans	2770 – (100)01		17 th August 2023
Proposed site plan	2770 – (100)02A		17 th August 2023
Proposed elevations and floor plans	2770 – (100)03A		17 th August 2023
Climate Change Statement	Appendix A		30 th August 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 did not undertake any negotiations with the applicant due to the application being acceptable in its submitted format.

Report Dated: 17th October 2023

Coal – low

