

**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:	2023/62/92894/W
Site Address:	19, Holly Road, Thornton Lodge, Huddersfield, HD1 3SE
Description:	Erection of front and rear dormers
Recommending Officer:	Joanna Rednall

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: 21-Nov-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/92894
Location	19, Holly Road, Thornton Lodge, Huddersfield, HD1 3SE
Proposal	Erection of front and rear dormers
Publicity end date	07/11/23
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated in Local Plan
Extension to Time (EoT)	N/A EoT Date:
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) 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	
Parish/Town Council comments sought	No	
Planning History	Yes	2019/92242 – Prior notification for single storey rear extension

Consultations required	No	
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Assessment

The Kirklees SPD sets out that dormer extensions should comply with certain parameters set out at paragraph 5.4 on pages 31 and 32 (and listed below) and if they do not, they need to be justified:

TO COMPLETE :	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Relate to the appearance of the house and existing roof	Yes – set within confines of existing roof and dwelling has pd rights that would allow for the rear dormer (subject to criteria)	
Be designed in style and materials similar to the appearance of the existing house and roof	Yes – cladding exterior, can be conditioned to harmonise with the main roof	
Not dominate the roof or project above the ridge of the house	Yes – the ridge of the front and rear dormers are ~0.4 metres below the ridge of the host property and weight afforded to the pd fallback for the rear dormer	
Be set below the ridgeline of the existing roof and within the roof plane	Yes	
Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant		No – no other dormer openings within rear elevation street scene. Likely a PD fall back in place in this case for the rear dormer. Existing permission at no. 3 assessed.

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character: two storey terraced property constructed from stone with a stone slate roof. The host property has a single storey rear extension projecting 6 metres into the rear garden. There are no other dormers within front or rear elevation roof slope however number 3 Holly Road has recently been granted permission for a similar scheme under application number 2022/91725 and number 56 Holly Road has been granted permission for front and rear dormers under application number 2021/92196.

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	Would introduce an interruption to the linear roof slope however the property hosts full Permitted Development rights for the rear dormer and the front dormer is small in scale	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Original roof form would be clearly visible to the front.	✓
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	Front dormer would not dominate the roof or project above the roof of the host property. The proposed dormers are set below the ridgeline of the existing roof a within the roof plane. PD rights exist for a rear dormer of similar scale. Whilst large, this is afforded significant weight.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP	Cladding for dormer exterior, can be conditioned to harmonise with the main roof.	✓

	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	Gable roofed to match host property, flat roof to the rear dormer (pd right fallback)	✓
Window proportions	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	Windows do not align with the windows in the ground and first floor, but would not cause an unduly detrimental appearance.	✓
Accessibility for all users	- KDP 17 of the SPD - Policy LP24 Design (f) - Chapter 12 of the NPPF	Private domestic extension. No alterations to access.	✓

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: Are the considerations in the following table acceptable?

The main properties affected are:

- 21 Holly Road (attached to the west of the site) would not be affected by the presence of the dormers – no overlooking or overshadowing.
- 17 Holly Road (attached to the east of the site) would not be affected by the presence of the dormers – no overlooking or overshadowing.
- 36 Holly Road (opposite application property) separation distance of 21 metres is achieved between the facing window of habitable room.
- 68 Yews Hill Road (property beyond rear boundary) separation distance of 21 metres is achieved between the facing window of habitable room.

	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	Acceptable reasons for the reasons set out above	✓
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	Low impact	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Garden space would be unaffected	✓

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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	No impact on highway safety	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The proposal would not have an unduly adverse impact on off-street parking. Whilst it would increase the number of bedrooms, there is a single parking space to the front of the site.	✓
Provision for waste storage	• KDP 16 of the SPD	None shown on plan however there is	✓

	• Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	sufficient space within red line boundary to accommodate bin storage	
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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	None	✓
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. The conversion of the roofspace would improve the insulation envelope of the building as a whole.	✓
Drainage and Flood Risk	• KDP 14 of the SPD	None, the proposal would only impact on the roof	✓

	Policy LP24 (d) (vii), LP27 and LP34 of the KLP	and would utilise the existing gutters.	
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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	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: 2023/92894

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 walls (face and cheeks) of the dormers hereby approved shall be first clad in dark grey cladding to harmonise with the existing roof slates. The pitched roof of the front dormer shall be laid with blue slates to match the host dwelling. The cladding and roofing materials so approved shall thereafter be 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
Application form			29 th September 2023
Existing and proposed layout and Elevations	2326-01		29 th September 2023
Climate Change Statement			29 th September 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. It was not considered necessary to seek any amendments/further information during the course of this application.

21/11/23