

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:	2023/62/93085/W
Site Address:	15, Highfields, Shaw Lane, Holmfirth, HD9 2PZ
Description:	Erection of rear dormer, porch and associated external alterations
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: 18-Dec-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/93085
Location	15 Highfields, Shaw Lane, Holmfirth, HD9 2PZ
Proposal	Erection of dormer, porch and associated alterations
Publicity end date	8 th December 2023
Number of representations received	None received
Kirklees Local Plan Allocation/Designation	Holme Valley Neighbourhood Area
Extension to Time (EoT)	No
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

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.

Landscape character area LCA4 – River Holme Settled Valley Floor

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 (Holme Valley Parish Council)	Yes	Oppose – materials are not in-keeping with the surrounding area and there is insufficient parking for an increased dwelling size.
Planning History	Yes	99/90571 – erection of conservatory (conditional full permission)
Consultations required	No	

Assessment

Permission is sought for the erection of rear dormer, porch and associated alterations. The dormer would have a total height of ~1.7 metres and a length of ~4.8 metres with a flat GRP roof. The dormer would project ~2.7 metres from the ridge of the roof. The porch (retrospective) would project ~1.4 metres from the front of the property with a width of ~2 metres. The height of the eaves would be ~2.4 metres with an overall height of ~3.3 metres to the ridge of the lean-to roof. Some other minor alterations are proposed to the conservatory to provide escape doors.

The Kirklees SPD sets out that the erection of dormers and single storey front extensions should comply with certain parameters set out within the SPD (listed below) and if they do not, they need to be justified. It should be noted that the dwelling has full 'permitted development rights'.

Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Relate to the appearance of the house and existing roof		No- it is a flat roofed dormer within the rear roof slope of the dwelling. However, significant weight is afforded to the pd fallback position for a dormer of this size in the rear roof slope.
Be designed in style and materials similar to		No – the dormer roof would be GRP with grey

the appearance of the existing house and roof		UPVC cladding, not tiled in red but can be secured in a condition to be dark grey.
Not dominate the roof or project above the ridge of the house	Yes – the dormer does not project above the ridge or extend to full depth or width of the roof. It would be ~0.3 metres below the ridge of the roof.	
Be set below the ridge line of the existing roof and within the roof plane	Yes – the dormer would be below the existing ridgeline and within the roof plane.	
Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant		No - there are no other rear dormers on neighbouring properties however the property has full Permitted Development Rights which would be a likely fallback in this case.

Single storey front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened	Yes, the porch is set back and at a lower level than the highway	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	Yes, complies	
The materials and design match the existing features of the original house	Yes, the porch is of matching materials	
The extension would not unreasonably affect the neighbouring properties	The extension would not adversely affect neighbouring properties.	

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

The application site is within Landscape Character Area 4, the River Holme Settled Valley Floor.

One key characteristic of the area is framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

Key built characteristic of the area are

- Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area's former textile industry.
- Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads.
- Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre.
- Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage.
- There are mixed areas of historic and more recent residential and commercial developments.

Summary of local street scene/character: two-storey terraced properties constructed from stone. Surrounding development is set on the same building line with similar architectural and design features, and each house surrounding 15 Highfields hosts a front porch with a driveway that serves as one off-street parking space.

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) and HVNDP 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 • Policy 1 & 2 of the HVNDP • Chapter 12 NPPF	The dormers would be an interruption to the roof slope however the property has full PD rights intact. The porch is a subservient addition which has no material impact on the streetscene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Original roof would still be visible around the dormer within the rear elevation, to an acceptable extent taking into account the fallback position.	✓
Height, scale and massing	• 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	The dormer would be ~1.7 metres in height and have a length of ~4.8 metres. it would project ~2.7 metres from the ridge of the roof, at its greatest extent. Taking the pd fallback into account, the dimensions are not excessive. The porch is a small and proportionate addition to the front elevation	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP	Dark Grey UPVC cladding to the dormer– can be secured by a condition.	✓

	• Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Retrospective permission is sought for the existing porch which is in matching materials.	
Roof style	• 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	Flat roofed – typical of rear dormer extensions and significant weight has to be afforded to the fallback position. monopitch to the porch, does not look out of place.	✓
Window proportions	• 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	Proportions of the dormer window do not align with the principal dwelling. However, given that the extension itself could be erected using pd rights (if the facing materials were altered) this is not a reason to refuse the application. Porch is in situ and no objections.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Private domestic extension	✓

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

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

The main properties affected are:

- *14 Highfields – adjacent neighbour on east facing elevation – set on same building line and land level – unlikely to be affected by overlooking or overshadowing.*

- 16 Highfields – adjacent neighbour on west facing elevation – set on same building line and land level – unlikely to be affected by any overlooking or overshadowing.
- There are no properties adjacent to the rear boundary.

	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) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Impact on privacy for side neighbours is unlikely to be affected –. No neighbours on the rear (north) elevation which is where the window of the dormer would overlook.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Impact on light and outlook of neighbours is unlikely to be affected by the dormer as it is within the roofspace and does not exceed the ridge. The porch would only affect a small no habitable window in the neighbouring property.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Garden space unaffected by dormer and only marginally affected by the porch.	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, HVNDP the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in	Further comments	✓ / X / N/A
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	the Kirklees Local Plan and the NPPF		
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Rear dormer and front porch – no impact on highway safety.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	No additional bedrooms proposed. The change to the layout would secure 3 formal bedrooms.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans however there is sufficient space within the red line boundary.	✓

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 • Policy 13 of the HVNDP	Bat alert layer – the dormer would utilise the loft space, but this appears to be in	✓

	Chapter 15 of the NPPF	informal use at the current time.	
Carbon Budget / Climate change statement	- 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.	✓
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.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, HVNDP the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
Holme Valley Parish Council – oppose - Materials are not in keeping with the surrounding area. - Insufficient parking for an increased dwelling size	The materials for the dormer, taking into account the realistic fallback position for this feature, are accepted: provided these are dark grey. The number of bedrooms would not change as a result of the proposal, the internal accommodation would be re-organised and an existing bedroom removed to create the stairway to the attic bedroom.	✓

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: 2023/93085

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, Policies 2, 12 and 13 of the Holme Valley Neighbourhood Development 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 face and cheeks of the hereby approved dormer extension shall be either vertically slate hung with slates that in all respects match those used on the existing roof or be clad in dark grey cladding as set out within the application form. The materials of construction shall thereafter be retained.

Reason: In the interests of visual amenity and to accord with Policy LP24 (a and c) of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan, Chapter 12 of the National Planning Policy Framework and Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application Form			2 nd November 2023
Climate Change Statement			2 nd November 2023

Plan Type	Reference	Version	Date Received
General Arrangements as Existing	23/885/03		2 nd November 2023
Proposed Elevations	23/885/05		2 nd November 2023
Floor Plans as Proposed	23/885/04		2 nd November 2023
Existing Block Plan	23/885/02		2 nd November 2023
Location Plan	23/885/01		2 nd November 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.

Report Dated: 15/12/2023