

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:	2023/62/93291/W
Site Address:	18, Saint Francis Gardens, Fixby, Huddersfield, HD2 2EU
Description:	Erection of single storey extension and raised terrace
Recommending Officer:	Laura Yeadon

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the sub-committee authorisation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 09-Feb-2024

Decision Authorisation – Committee Decision

Committee: Planning Sub Committee (Huddersfield Area)

Date of Committee: 1st February 2024

Application Number: 2023/93291

Officer Recommendation: Conditional Full Permission

Committee Decision: Conditional Full Permission, subject of the delegation of authority to officers

Summary of Committee Decision:

Within the published committee report at section 12.0 the requirements of the two conditions recommended for inclusion upon any grant of planning permission were detailed.

Following the committee site visit undertaken on 1st February 2024, and as discussed at the subsequent meeting of the same date, it was noted that obscure treatment of the windows with an affixed film had been undertaken. (condition 2 applies).

The resolution by members to grant approval of the application included amending the wording of condition no.2.

Conditions:

1. 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 & LP53 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, 12, 14 & 15 of the National Planning Policy Framework

2. All glazing within the eastern, south-eastern and southern elevations of the single storey extension shall be retained with obscure glazing or a permanently affixed film which achieves a minimum privacy rating

Grade 4. This shall be retained at a height of 1.7m when measured from the finished floor level in accordance with the specification detailed upon drawing ref 05 Rev A.

Reason: To ensure no detrimental level of overlooking of neighbouring occupiers occurs, in the interests of the residential amenity of neighbouring occupiers and to accord with policy LP24 b of the Kirklees Local Plan, Principle 3 of the Council's adopted House Extensions and Alterations SPD and Policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan / Document Type	Reference	Version	Date Received
Application Form			6 th November 2023
Block Plan	02		6 th November 2023
Existing Elevations	03		6 th November 2023
Proposed Plan	04		6 th November 2023
Planning Statement			6 th November 2023
Climate Change Statement			10 th November 2023
Existing Plan and Site Location Plan	01		10 th November 2023
Proposed Elevations	05a	Rev A	7 th December 2023
Opaque treatment details			7 th December 2023
Email dated 8 th January 2024			8 th January 2024

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 Planning 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. Further detail was sought to clarify the installation of obscure treatment to windows.

Confirmation was provided by the applicant's agent that the obscured film affixed to the windows is of a height of 1.7m above floor level, is at a Grade 4 level of obscurity, the manufacturer is 'MetaMark' and the specific product is 'M7 Dusted crystal' as set out in the Opaque treatment details received 7th December 2023.

Report Dated: 8th February 2024

