

**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:	2023/62/93330/W
Site Address:	34, Weavers Avenue, Golcar, Huddersfield, HD7 4RR
Description:	Erection of single storey rear extension
Recommending Officer:	Molly Storer

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: 22-Dec-2023

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/93330
Location	34, Weavers Avenue, Golcar, Huddersfield, HD7 4RR
Proposal	Erection of single storey rear extension
Publicity end date	21 st December 2023
Number of representations received	None
Kirklees Local Plan Allocation/Designation	The site is a housing allocation in the Kirklees Local Plan. This has been built out.
Extension to Time (EoT)	No EoT Date: N/A
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) December 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	2013/91987 - Outline application for erection of 96 dwellings – Section 106 outline permission 2017/92093 – reserved matters for the above. Various discharge of conditions submissions pursuant to the development.
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension.

The extension would project 4 meters from the rear of the dwelling and have a width of 3.2 meters. The eaves height would be 2.3 meters with an overall height of 3.3 meters with a dual pitched roof design. Construction materials would be artificial stone and grey slate tiles to match the existing dwelling.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	Yes – the garden area to the rear, side and the amenity space to the front would be retained.	
Be set behind the original building, and not projecting beyond the sides	Yes, the extension would lie within the side elevations of the property.	

Maintain external access to the rear garden	Yes – access to the side of the property would be retained	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	Yes – simple dual pitched roof design, single storey in height and is therefore subservient.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Yes – does not cover more than half of the total area around the original house	
not exceed 4 metres in height	Yes – it does not exceed 4 meters in height	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties	Yes- as the property is detached and does not project more than 4 meters from the rear.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	Yes – the eaves height does not exceed 2.5 meters in height	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	Yes – a 1.1m gap is retained from the property boundary.	

Design and Visual Amenity:

The site is a two storey detached property located within an area allocated and built out for housing development within the Kirklees Local Plan. The property is constructed from artificial stone and grey slate roof tiles. The property is situated on a cul-de-sac and the surrounding development consists of similar two storey detached properties where the predominant construction material is stone. The site hosts an integral garage at the front and a driveway to the front and garden amenity space to the rear.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	Limited views from public vantage points as located to the rear and a ~1.8 metre fence surrounding the property. Design of extension in keeping with host property. The extension is a distance / design such that it is concluded to have an acceptable impact upon the street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	Subservient due to being single storey and constructed from matching materials.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Single storey and part width only of rear elevation- appears proportionate when viewed from side elevation and within the garden area and the height does not affect first floor windows.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	Materials to match- stone to match existing for the walls and tiles to match the existing roof	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD 	Simple dual pitched roof	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 		
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Patio doors and windows on the east (side) elevation and one roof light. There are three large windows on the north (rear) elevation and no openings in the wall of the west (side) elevation but there is one roof light.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	Private domestic extension – no alterations to general access arrangements	✓

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:

32 Weavers Avenue – adjacent neighbour to the west – set on a similar building line to the front but at a higher ground level due to the topography of the site and rear elevation set further north than the host property. It is of a similar modern design, with a ~1.8 meter fence separating the properties.

36 Weavers Avenue – adjacent neighbour to the east – set on a slightly forward building line and at a slightly lower ground level due to the topography of the site. It is also of a similar modern design with the same ~1.8 meter fence separating the properties.

	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	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD 	There are no proposed openings within the west	✓

sides, rear and front)	<ul style="list-style-type: none"> • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	side wall elevation. It is considered that the rooflight in this elevation would not impact on privacy of No.32. There is also a 1.1m meter gap between the proposed extension and the boundary line with would reduce the impact on this neighbour. With regard to No.36 even though there are large openings facing this property it is at a significant distance away (~7 meters) and a ~1.8m fence separates meaning there will be no significant impact upon privacy.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Limited impact due to being single storey in height, the retaining gaps between the properties and the fence surrounding the applicant property. In addition the property at No.32 (which would be the most affected property due to being on the side of the extension) projects further back and is on a higher ground level than No.34 therefore there will be no significant impact on light and outlook.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	The development is not considered to be overbearing or overshadowing due to being limited in scale and single storey in height. With regards to neighbours; No.36 is at a significant distance away that there would be limited material impact. Due to the higher land	✓

		level and being set further back there would also be no significant material impact to no. 32 either.	
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	Acceptable level of remaining garden space	✓

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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	N/A	N/A
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	Property hosts a driveway – no additional bedrooms proposed so parking unaffected	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	None shown on plan however sufficient space within site 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:

	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	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	N/A	N/A
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	Not located in a bat area, scale of development is not considered to be significant in this regard	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Plan Type	Date Received	Version	Reference
Existing elevations	14/11/2023	-	
Proposed elevations	14/11/2023	-	
Climate Change Statement	14/11/2023	-	
Application form	14/11/2023	-	
Site plan	14/11/2023	-	
Location plan	14/11/2023	-	Blackwell's Mapping Service 06/10/2020

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: 22/12/2023