

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:	2023/62/93410/W
Site Address:	Sycamore Lodge, 41, Broad Lane, Upperthong, Holmfirth, HD9 3XE
Description:	Erection of dormer extensions to create first floor living accommodation, alterations to fenestration to rear elevation, erection of balcony and alterations to external staircase
Recommending Officer:	Lucy Taylor

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.

John Holmes

AUTHORISED OFFICER

Date: 16-Jan-2024

Officer Report.

Reference: 2023/93410

Location: Sycamore Lodge, 41, Broad Lane, Upperthong, Holmfirth, HD9 3XE

Proposal: Erection of dormer extensions to create first floor living accommodation, alterations to fenestration to rear elevation, erection of balcony and alterations to external staircase

Site Description.

41 Broad Lane is a two-storey detached property located in Upperthong, Holmfirth. The external walls for the property are faced in render, brick and horizontal gable cladding in both wood and white PVC. The property has a tiled gable roofing form above. To the rear elevation, the property benefits from a small single storey glazed conservatory, with a raised terrace/balcony above.

Within the wider curtilage, the property benefits from on-site parking amenity space to the front elevation, with a hard-surfaced driveway. To the rear, the property benefits from substantially sized outdoor garden amenity space, which is stepped across varying levels due to the topography of the site.

Within the wider streetscene, the property of 41 Broad Lane shares a strong sense of similarity with the directly neighbouring dwellings of No. 39 Broad Lane and No. 43 Broad Lane.

The site is located approximately 60 metres from the nearest Listed Buildings of 38, 40 and 42 Broad Lane.

Description of Proposal.

Planning permission is sought for the erection of dormer extensions, alterations to fenestration to rear elevation, erection of balcony and alterations to external staircase.

The submitted plans show that dormers would project from both sides of the existing gable, of the following dimensions:

Side dormer (eastern elevation):

- Depth – 2.7 metres
- Width – 9.3 metres
- Height – 1.8 metres

Side dormer (western elevation):

- Depth – 2.7 metres
- Width – 9.3 metres
- Height – 1.8 metres

The dormers would be faced in aluminium cladding, submitted drawing No. 230426-P-A204 suggests that the aluminium cladding would be coloured to match the finish of the new roof tiles.

With regard to fenestration, the dormers would have windows installed. To the western facing dormer, the windows facing neighbour elevations are to be double-glazed and opaque, with these opening windows to be fitted with 100mm cam stays.

In addition to the erection of dormers, the existing pitched roof is undergo a gradient alteration to accommodate the proposed internal ceiling heights at first floor. The height of the roof would be increased from 5 metres to 5.5 metres. The pitched roof is to be re-roofed with new grey natural slate tiles.

To the rear elevation of the host dwelling, the existing gable cladding to be replaced with new timber cladding and a gable window.

The existing glazed rear conservatory is to be removed, and new windows, curtain walling and door are to be installed to the rear elevation of the host dwelling, to match the front elevation.

To the first floor, new bi-fold doors are to be installed and a new larger balcony is to be erected, with glass balustrade. The new balcony would have a projection of 2.5 metres, a width of 8 metres. It would be raised approximately 2.6 metres above external ground level.

The balcony would have screening to both side elevations, this screening would comprise opaque glazing to 'Level 3' obscurity.

History of Negotiations.

No negotiations took place, and no amended plans were sought or submitted.

Relevant Planning History.

No previous planning applications have been submitted or determined at the application site, however, as set out on the application form, pre-application advice was sought from the Local Authority about this application.

To the neighbouring property of No. 39 Broad Lane:

- 86/02629 – Extension to form utility room and store and new steps to rear garden. *Granted Conditionally.*
- 96/91134 – Erection of first floor conservatory and stone clad south elevation. *Granted Conditional Full Permission.*

Representations.

We are currently undertaking 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 which expired on 4th January 2024.

In response to publicity, two objections were received, which raised the following concerns:

- Full-width balcony would result in overlooking.
- Reflection of sunlight on proposed glass panels would cause significant glare for nearby properties. This would be an inconvenience and disturbance.

Consultation Responses.

No consultations were deemed necessary.

Policy/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).

Given that the site is located approximately 60 metres from the nearest Listed Buildings of 38, 40 and 42 Broad Lane and that development is to be contained within the existing boundaries of curtilage of the application site, it is not considered that any further assessment of impacts to these heritage assets are necessary in the instance of this planning application.

The site is within the Holme Valley Corridor Strategic Green Infrastructure Network within the Kirklees Local Plan, and also falls within the Holme Valley Neighbourhood Plan Area.

Kirklees Local Plan:

- LP1 – Achieving sustainable development
- LP2 – Place shaping
- LP21 – Highway safety
- LP22 – Parking
- LP24 – Design
- LP31 – Strategic Green Infrastructure Network
- LP51 – Protection and Improvement of Local Air Quality

Supplementary Planning Documents:

Highways Design Guide SPD (2019)

House Extensions and Alterations SPD:

The Kirklees House Extension and Alterations SPD, adopted on 29 June 2021, has been prepared to help householders, developers, agents and architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration required by the Council.

Holme Valley Neighbourhood Development Plan:

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan.

The site falls within Local Characteristic Area 4 – River Holme Settled Valley Floor.

The policies from the Holme Valley Neighbourhood Development Plan that are relevant to this application are:

- 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

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th December 2024, together with Circulars, Parliamentary 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 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment.

The following matters will be considered as part of the assessment of the proposal. These considerations will be looked at in detail individually:

- 1) Principle of Development

- 2) Impact on Visual Amenity
- 3) Impact on Residential Amenity
- 4) Impact on Highway Safety
- 5) Other Matters
- 6) Representations
- 7) Conclusion

1) Principle of Development

Chapter 2 of the NPPF states that: *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes on to further state that objectives should: *“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy LP1 goes further and states: *“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that *“good design should be at the core of all proposals in the district”*.

In this instance, it can be stated that the principle of development in this application could be acceptable, subject to the assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise. These will be discussed below.

2) Impact on Visual Amenity

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 126 provides a principal consideration concerning design which states: *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Paragraph 135 of the NPPF is of relevance, in particular the following parts:-
- *‘b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’*

- 'c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

- 'a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...'*
- 'c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...'*

Developments that are considered to conform appropriately with Local Plan Policy LP24 and the design requirements as set out above, are considered to also conform with Policy 2 of the Home Valley Neighbourhood Plan – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), in this case Local Characteristic Area 4 – River Holme Settled Valley Floor.

The key built characteristics of Local Characteristic Area 4 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.

Policy 2 of the HVNP states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting.

Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

Alterations to Roof and Dormer Extensions:

Section 5.4 of the House Extensions and Alterations SPD sets out specific guidance for dormer windows and roof extensions.

Firstly, with regard to the gradient alteration to the existing pitched roof, this is to increase the ridge height by a minimum of 0.5 metres. In addition, the pitched roof is to be re-roofed in new grey natural slate tiles. Given the minimal increase proposed and the in keeping appearance of the roof, these extensions and alterations are considered to be subservient from a visual amenity perspective.

Paragraph 5.27 of the House Extensions and Alterations SPD sets out that dormer windows should:

- relate to the appearance of the house and existing roof;
- be designed in style and materials similar to the appearance of the existing house and roof;
- not dominate the roof or project above the ridge of the house;
- be set below the ridgeline of the existing roof and within the roof plane; and
- be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.

Whilst the proposed siting of the dormers would be rather prominent upon the host property, given their size/sitting and slight set back from the principal elevation (0.4 metres) it is not considered that they would appear as overtly obtrusive when viewed from public vantage points around the site.

The dormers would not dominate the roof, with a large expanse of roof plane to remain as visible. The dormers would be set down from the ridgeline of the roof by 0.35 metres and would be set up from the eaves height of the roof by 1 metre. For these reasons, it is not considered that the dormers would result in undue levels of bulk or massing.

The submitted plans annotate that the proposed dormers would be faced in aluminium cladding of a dark grey finish.

With regard to the wider streetscene, officers acknowledge the presence of a flat roofed dormer within the side roof slope of neighbouring property No. 39 Broad Lane, concluding that the type of development has previously been established within the Streetscene upon this house type, in addition it is noted that a flat roof dormer extension of similar design could be erected to the existing roof slope of the host property under pd rights.

Fenestration Alterations and Balcony:

Section 5.5 of the House Extensions and Alterations SPD sets out specific guidance for balconies.

Paragraph 5.28 of the House Extensions and Alterations SPD sets out that balconies on existing buildings should not negatively affect neighbouring properties or alter the local character of the area.

The proposed balcony would be located to the rear of 41 Broad Lane and would replace a much smaller balcony structure which currently exists to the rear elevation of the property. Therefore, it is concluded that, in principle, the balcony would be acceptable and its more contemporary design, with glass balustrade, is also considered to be an acceptable modern enhancement of the site.

The balcony would have screening to both side elevations, for reasons of maintaining residential privacy for the neighbouring dwellings. The submitted plans detail that the privacy screens would be opaque glazing to 'Level 3' obscurity. As such, the appearance of the proposed privacy screens would appropriately tie into the design of the balustrade which is to be glazed.

The rear elevation of the host dwelling proposes alterations to fenestration detailing. The works to the ground and first floor are concluded in keeping with the architectural form of the host dwelling and therefore would be concluded visually acceptable.

The proposed glazing to be installed to the rear elevation of the new gable is considered to be subtle and in-keeping with the architectural form of the host property, proposing a regular window.

For all of the reasons outlined above, it is considered that the proposal would not cause detrimental harm to the visual amenities of the locality. The proposed development is therefore considered to comply with Chapter 12 of the National Planning Policy Framework, LP24 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Key Design Principles 1 & 2 of the House Extension and Alterations SPD.

3) Impact on Residential Amenity

Section B and C of LP24 states that alterations to existing buildings should: *"...maintain appropriate distances between buildings"* and *"...minimise impact on residential amenity of future and neighbouring occupiers."*

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Policy 2 of the Holme Valley Neighbourhood Development Plan states that *'designs should respect the scale, mass, height and form of existing buildings in the locality and the site setting. Development should fit in with and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties'*.

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.

In accordance with Key Design Principle 7 of the House Extensions and Alterations SPD, an appropriate extent of outdoor amenity space would be retained.

No. 39 Broad Lane directly neighbours the site to the east and No. 43 Broad Lane directly neighbours the site to the west. No. 2 Ashgrove Road is located to the rear of the site.

Concerns have been raised in relation to the balcony structure which is proposed, it is noted that a balcony is in place to the rear of the host property already, and also to a number of other properties within the street.

Given that nature of the proposed works, with increased massing of the building relating to the roof of Sycamore Lodge, it is not considered that the scheme would result in any undue impacts of overbearing or overshadowing for any of the neighbouring properties. Whilst the roof pitch is to be increased in height, this is by 0.5 metres and would retain the same separation from the neighbouring properties as the existing roof form above Sycamore Lodge (minimum separation distance of approximately 1.5 metres from the shared boundary with No. 43 Broad Lane).

The dormer extensions would also retain adequate separation from any neighbouring properties to mitigate any undue impacts of overbearing or overshadowing (minimum separation distance of approximately 2.8 metres from the shared boundary with No. 43 Broad Lane).

The submitted plans annotate that, the windows to the western facing dormer that face towards neighbour elevations would be double-glazed and opaque, with these opening windows to be fitted with 100mm cam stays. Dwg No. 230426-P-A112 shows annotations to windows that will be installed as such.

Whilst the front corner window is not shown to be opaque glazed or fit with 100mm cam stays, this is considered to be acceptable, with the only window on the eastern side elevation of No. 43 Broad Lane considered to serve the kitchen, classified to be non-habitable.

The eastern facing dormer is not annotated to denote that any of the windows within this dormer would be opaque. This is considered to be

acceptable, with the windows in this elevation not considered to result in any undue impacts of overlooking, with the only window in the western facing elevation of No. 39 Broad Lane obscure glazed. The windows in the dormer would be set back approximately 3 metres from the siting of the rear conservatory at No. 39.

With regards to the proposed balcony, it is important to note the existing relationship established between No.'s 39, 41 and 43 Broad Lane. Both No.'s 41 and 43 Broad Lane have balcony structures erected, with no forms of privacy screening present, and No. 39 Broad Lane has a rear first floor conservatory with no means of mitigation incorporated with regards to overlooking. Given this established relationship, it is considered that the extent of privacy screening shown on the submitted plans is sufficient to mitigate undue impacts to neighbouring privacy, over and above the existing relationship. It is important to note that the proposed balcony will not be brought any closer to the shared boundary with No. 43 than the existing balcony at the application site and that the balcony will not sit directly adjacent to the rear first floor conservatory at No. 39, but adjacent to the solid western facing side elevation of this neighbouring property.

Having regard to the privacy screens proposed and the existing balcony which is in place, the proposed balcony is not considered to have an impact which is significantly greater than that which exists already and it is considered that refusal of this element of the scheme on the basis of overlooking could not be substantiated in this case.

The new glazing proposed to the rear elevation of 41 Broad Lane would be separated from the dwellinghouse of 2 Ashgrove Road by over 21 metres, therefore compliant with guidance with regard to separation distances. The balcony would also maintain a separation distance from the shared boundary with this neighbouring property of approximately 17 metres and a further separation distance of approximately 22.5 metres from the dwellinghouse of 2 Ashgrove Road itself. These distances, in conjunction with the locational relationship between these neighbouring properties, works to conclude that the balcony is considered acceptable with regards to its impacts upon the occupiers of No. 2 Ashgrove Road.

Concerns have been raised in relation to glare resulting from glazing used in the construction of the proposed development, it is considered the level of glazing would not significantly increase as a result of the proposal over and above that of the existing dwelling and refusal on such a basis is not considered to be reasonable in this case.

For these reasons, the proposed development at Sycamore Lodge is not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed development complies with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Key Design Principles 3, 4, 5, 6 and 7 of the Council's adopted House Extensions and Alterations SPD.

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.

The number of bedrooms within the interior of the property is to remain at three. Therefore, the proposal is not considered to result in a direct intensification of the site. Furthermore, the parking arrangements at the application site are to remain as existing and vehicle access to and from the application site in conjunction with the highway is to be unchanged.

In turn, the proposal would appropriately accord with Chapter 9 of the NPPF, LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extension SPD.

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 predates 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.

A Climate Change Statement was submitted as part of this application, which sets out various mitigation measures. Considering the small-scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs any further mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the NPPF, Policy LP51 of the Kirklees

Local Plan and Policy 12 of the Holme Valley Neighbourhood Development Plan.

Strategic Green Infrastructure Network:

Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. This policy sets out that development should ensure the function and connectivity of green infrastructure is retained / replaced, new or enhances green infrastructure is provided / integrated into new developments. In addition, this policy requires integration of developments into walking / cycling network and providing new links where appropriate and the protection of biodiversity / ecological links. Where the creation of new or enhanced green infrastructure is proposed, provided it does not conflict with other policies within the Kirklees Local Plan policy LP31 sets out that the Council will support such development.

The development would not see the direct removal of any existing trees or hedgerows.

The proposal is therefore not considered to have a significant impact upon the strategic infrastructure network and is concluded to be acceptable in this regard.

6) Representations

In response to publicity, two objections were received, which raised the following concerns:

- Full-width balcony would result in overlooking.

***Officer Response:** The application has been considered acceptable with regards to impacts on residential amenity, including with regards to any impacts of overlooking from the proposed balcony. The full assessment of the application from this perspective can be found within Assessment section 3 of this report, 'Impacts on Residential Amenity'.*

- Reflection of sunlight on proposed glass panels would cause significant glare for nearby properties. This would be an inconvenience and disturbance.

***Officer Response:** The application has been considered acceptable with regards to impacts on residential amenity, with a full assessment set out within Assessment section 3 of this report, 'Impacts on Residential Amenity'.*

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: 2023/93410
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 so as to ensure the satisfactory appearance of the development on completion, and to accord Policies LP1, LP2, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7 and 15 of the Council's adopted House Extensions and Alterations SPD, Policies 1, 2 and 12 of the Holme Valley Neighbourhood Plan, and policies within Chapters 2, 12 and 14 of the National Planning Policy Framework.

3. The materials of construction used in the works to alter the roof hereby approved shall be dark grey roof tiles to the roof and timber cladding to the gable end elevations of the host property. The materials of construction shall thereafter be retained.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, policies within Chapter 12 of the National Planning Policy Framework, Principles 1 and 2 of the House Extensions and Alterations Supplementary Planning Document and Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan.

4. The hereby approved dormers shall be finished in aluminium cladding, of a dark grey colour finish. The materials of construction and colour finish shall thereafter be retained.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, policies within Chapter 12 of the National Planning Policy Framework, Principles 1 and 2 of the House

Extensions and Alterations Supplementary Planning Document and Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan.

5. The balcony shall not be brought into use until an opaque glazed screens to 'Level 3' obscurity has been placed on both side elevations of the balcony, as shown on Dwg No.'s 230426-P-A204 Rev C, 230426-P-A205 Rev C and 230426-P-A207. The opaque glazed screens shall thereafter be retained.

Reason: In the interests of the amenity of neighbouring properties in relation to overlooking to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 3 and 4 of the House Extensions and Alterations SPD, Policy 2 of the Holme Valley Neighbourhood Development Plan and the policies contained within Chapter 12 of the National Planning Policy Framework.

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	-	-	20/11/23
Existing Ground Floor	230426-P-A101	C	20/11/23
Existing Lower Ground Floor Plan	230426-P-A100	C	20/11/23
Proposed Lower Ground Floor Plan	230426-P-A110	C	20/11/23
Existing Roof Floor	230426-P-A102	C	20/11/23
Proposed First Floor Plan	230426-P-A112	C	20/11/23
Existing East Elevation	230426-P-A201	C	20/11/23
Existing South Elevation	230426-P-A200	C	20/11/23
Proposed South Elevation	230426-P-A204	C	20/11/23
Existing West Elevation	230426-P-A203	C	20/11/23
Existing North Elevation	230426-P-A202	C	20/11/23
Proposed West Elevation	230426-P-A207	-	20/11/23
Proposed North Elevation	230426-P-A206	C	20/11/23
Proposed East Elevation	230426-P-A205	C	20/11/23

Location and Block Plan	230426-P-A001	D	23/11/23
Proposed Ground Floor Plan	230426-P-A111	D	23/11/23
Proposed Roof Plan	230426-P-A113	D	23/11/23
Climate Change Statement	-	-	20/11/23

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No negotiations took place, and no amended plans were considered required to be sought or submitted.

Report Dated:

15.01.23