

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:	2023/62/93417/W
Site Address:	19, Moorside Road, Honley, Holmfirth, HD9 6HR
Description:	Erection of single storey rear extension, raised deck and formation of pitched roof over garage
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: 15-Jan-2024

2023/93417HOUSEHOLDER DELEGATED REPORT

Application Number	2023/93417
Location	19, Moorside Road, Honley, Holmfirth, HD9 6HR
Proposal	Erection of single storey rear extension, raised deck and formation of pitched roof over garage
Publicity end date	29 th December 2023
Number of representations received	None received
Kirklees Local Plan Allocation/Designation	Unallocated
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) December 2023
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed and beautiful 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

Neighbourhood Development Plans

The Holme Valley Neighbourhood Development Plan was adopted 8th December 2021 and forms part of the development plan. Key relevant Policies 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
- **Policy 13** – Protecting Wildlife and Securing Biodiversity Net Gain

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Holme Valley Parish Council – support
Planning History	No	
Consultations required	No	

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Assessment

19, Moorside Road is a two-storey semi-detached dwelling constructed from stone and brick with a concrete tile hipped roof. The property has a single-storey integrated garage with a flat roof. The main amenity space is a medium-size lawned garden to the rear. The property is located in 'Honley Village Centre' within the Holme Valley NDP.

Permission is sought for the erection of single storey rear extension, raised deck and formation of pitched roof over garage.

Rear extension

The rear extension would have a ~3.3 projection and be ~8.5 in width. The eaves would be ~2.5 metres in height with a total height of ~3.3 metres to the ridge of the hipped roof (higher of existing ground level). The walls would be constructed using brick and the roof would be constructed from grey slate tiles. The rear (south-east facing) elevation would have three rooflights, as well as a patio sliding door that would provide access to the raised deck.

The hipped roof on the proposed single-storey extension would be extended along the side (south-east facing) elevation and replace the existing flat-roof on the attached garage.

Raised deck

The raised deck would have a projection of ~1.5 metres and a width of ~8.5 metres. The deck would be ~0.6 metres above ground level with a ~1.1 metre railing along the rear elevation. The deck would be constructed using composite deck boards or stone flags. A 2-metre fence (above decking level) constructed from solid timber is proposed on the boundary between No.19 and No.17.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified. The changes to the roof of the garage are also included in this.:

TO COMPLETE :	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be in keeping with the scale and style of the original house	Yes – the extension would be constructed from brick to match the existing house. The roof of the extension and existing garage would be hipped to match the host dwelling.	
Not normally cover more than half the total area around the original house (including previous	Yes – the extension and raised deck would project ~4.9 metres leaving over	

extensions and outbuildings)	half the total area around the original house.	
Not exceed 4 metres in height	Yes – the ridge of the roof would reach ~4 metres in height, taken from the higher ground level.	
Not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties		No - the rear extension would project ~3.3 metres from the rear wall. However, as the neighbour (No.17) also has a rear extension it is likely that the proposed extension would project ~0.2 metres further than this neighbour. A ~2 metre high boundary fence is proposed which is likely to mitigate any detrimental impact on privacy of this neighbour and in the context of the adjacent extension, the scale and appearance would not look out of place.
Where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	Yes – the eaves height would be ~2.5 metres, taken from higher ground level.	
Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		No – the extension and raised deck would be constructed along/very close to the shared boundary with No.17. This neighbour also has a rear extension with a similar projection which is likely to mitigate the impact on privacy/ overshadowing. The extension/decking would be screened by a ~2 metre high fence. The 1 metre gap would be maintained on the south east-facing elevation where alterations to the garage roof are proposed.

The Kirklees SPD sets out that ‘balconies’ should comply with certain parameters set out at paragraph 5.5 on pages 32 (and listed below) and if they do not, they need to be justified:

Balconies and roof terraces should be:

Positioned, and screened if required, so that they do not overlook neighbouring homes or gardens: complies as screening is shown with no. 17 and existing garage would prevent overlooking to no. 21.

Sited away from locations that are sensitive to additional noise levels or disruption: comply, it is at ground level in an existing garden.

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

The application site is within Landscape Character Area 6 - Honley Village Centre

Key landscape characteristic of the area are-

- Wooded valleys associated with Mag Brook and Magdale.
- Glimpsed views of a wider rural backdrop are often framed by built form. The sloping topography creates a strong connection between the centre of Honley and the wider agricultural setting with strong visual links up to Oldfield. The area affords long distance views to Castle Hill.
- Stone wall field boundary treatments
- A network of Public Rights of Way (PRoW) follows the routes of local lanes or field boundaries with some giving access to Mag Brook and Honley Wood Bottom.

Key built characteristic of the area are-

- Honley's historic core is dominated by 18th and 19th century stone dwellings with distinctive yards or folds.
- The south-west of Honley has more eclectic architecture with largely 20th century residential properties in cul-de-sacs. These are generally in-keeping with the historic townscape due to scale and use of traditional materials.
- Weaver's cottages with rows of mullioned windows are found throughout area.
- Former mill buildings associated with Mag Brook have been redeveloped for commercial or residential use and form local heritage features.

Summary of local street scene/character:

Properties adjacent to No.19 share the same building line are two-storey semidetached dwellings. Dwellings opposite the application site are mainly 'dormer'

bungalows and share similar design and construction materials. The dominant construction material is stone and brick with concrete tile hipped roofs. Boundary treatments consist of small brick walls and timber fences. It is generally in the key built characteristic of: “more eclectic architecture with largely 20th century residential properties in cul-de-sacs”.

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 rear extension and decking would lie flush with existing side elevations and constructed using similar materials to existing dwellings. The alterations to the roof of the garage would harmonise well with the dwelling and streetscene. The decking would have no impact.	✓
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	The extension and alterations would be single storey and subservient to the original dwelling in terms of scale, materials and detail.	✓
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 extension and alterations would not exceed 4 metres in height and would appear proportionate to the existing house. The decking is only ~0.6m above ground level.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Policy 1 & 2 of the HVNDP	The walls would be constructed from brick and the roof would be constructed using grey clay tiles which is acceptable and harmonises with the existing dwelling.	✓

	Chapter 12 of the NPPF		
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	The proposed roof would be hipped and 'wraparound' from the rear extension to front garage. This harmonises with the main dwelling.	✓
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	The rear elevation would have a patio sliding door as well as three rooflights within the lean-to roof.	✓
Accessibility for all users	- 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, HVNDP, the SPD and the NPPF.

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

The main properties affected are:

- No.17 Moorside Road – attached dwelling on north-west facing elevation. The rear elevation of No.17 currently projects ~3 metres further than No.19. There is a ~1.8 metre fence separating the two properties, and there are no proposed openings facing this dwelling and screening is proposed to the deck.*
- No.21 Moorside Road – semi-detached dwelling on south-east facing elevation – 7 metres by 3 metre garage in rear garden is likely to screen the majority of the extension and raised deck. There are no proposed openings facing this dwelling.*

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
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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	Separation distance of 21 metres is achieved between No.19 and No.14 and No.16 Edgemore Road on the rear boundary, complying with KDP 3. 2 metre boundary fence is likely to mitigate the impact on privacy at No.17 from the raised deck and will be controlled by condition Detached garage at No.21 is likely to screen the raised terrace.	✓
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	The rear extension is of similar projection to No.17 so is unlikely to adversely impact the amount of natural light enjoyed in the rear amenity space. The 45 degree line would be achieved and the works would be single storey in height and unlikely to have an overbearing impact on this neighbour. The detached garage at No.21 is likely to mitigate the impact of overbearing, overshadowing and loss of light on this dwelling.	✓
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	Over half of the garden space remains at the application property.	✓

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 the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on highway safety	• KDP 15 of the SPD	N/A	N/A

	• Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF		
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The number of bedrooms would not change as a result of the development so parking would be unaffected. Adequate space remains on front drive.	✓
Provision for waste storage	• 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: 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	N/A	N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	N/A	N/A
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. Materials will be sourced locally, where possible.	
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 – support		✓

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: 2023/93417

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, LP30, LP51 of the Kirklees Local Plan,

Policies 1, 2, 12 and 13 of the Holme Valley Neighbourhood Development Plan, Principles 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 and roofing materials of the extension and alterations hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Policies 1, 2, 12 and 13 of the Holme Valley Neighbourhood Development 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.

4. The raised decking hereby approved shall not be first brought into use until the 2m high privacy screen shown on the approved elevation plan ref 23/932/04b has been constructed/erected in fully accordance with the specifications set out on the plan. Thereafter the privacy screen shall be retained in accordance with the approved specification.

Reason: In the interests of residential amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan, Principle 3 of 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			21/11/23
Location Plan	23/932/01		21/11/23
Climate Change Statement			21/11/23
General Arrangements as Existing	23/932/03		21/11/23
General Arrangements as Proposed	23/932/04b		21/11/23
Existing block plan	23/932/02		21/11/23
Proposed block plan	23/932/05		21/11/23

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 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:

12/01/23

