

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:	2023/62/93467/W
Site Address:	10, Westcroft Fold, Honley, Holmfirth, HD9 6FH
Description:	Erection of single storey extension to rear
Recommending Officer:	Joanna Rednall

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval/refusal* (delete as appropriate) 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: 30-Jan-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/93464
Location	10, Westcroft Fold, Honley, Holmfirth, HD9 6FH
Proposal	Erection of single storey extension to rear. The description has been updated from stating single storey ground extension for clarity as to what is being considered. The description as advertised is considered to have adequately alerted the public to the nature of the proposal.
Publicity end date	12 January 2024
Number of representations received	None received
Kirklees Local Plan Allocation/Designation	Allocated for housing
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

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.

The application property is located within landscape character area 6 - Honley Village Centre

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	
Holme Valley Parish Council	Yes	Support
Planning History	No	
Consultations required	Yes	KC Trees – support

Assessment

The proposed extension would measure the following:

- ~1.4 metre projection
- ~3.6 metres in length
- ~2.3 metre eave height
- ~2.5 metre total height

The extension would have a flat roof constructed of timber and plywood with a rubberoid membrane. The walls would be double glazed glass with anthracite PVC frames. The rear elevation of the extension would have a pair of patio doors which would be re-used from the existing rear elevation of the dwelling. The extension would be approximately 1.1 metres from the east facing boundary

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	The minimal ~1.4 metre projection would retain over half of the rear garden.	

Be set behind the original building, and not projecting beyond the sides	The extension would not project beyond either side of the dwellinghouse.	
Maintain external access to the rear garden	External access to the rear garden would be retained.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	PVC windows would be in keeping with the existing dwelling.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Over half of the total area around the original house would be retained.	
not exceed 4 metres in height	The extension would not exceed 4 metres 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	The extension would not project out more than 3 metres from the rear wall of the original house.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The total height of the extension would be ~2.5 metres which would comply with the criteria.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A gap of at least 1 metre would be retained on both the east facing and west facing elevations.	

Design and Visual Amenity:

Summary of local street scene/character:

The application property is located within a new-build cul-de-sac where surrounding development shares similar design and architectural features. The dwelling is an end-terrace property with the main amenity space being a modest-sized lawned garden to the rear.

With regard to the Landscape Character Area allocation (LCA6) 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 characteristics of LCA 6 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.

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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 NPPF	The extension would be subservient to the host dwelling in terms of size, scale and materials.	✓

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 proposed works would be well-balanced and proportionate to the existing house.	✓
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 proposed works would have a maximum height of ~2.5 metres which is sympathetic to the host dwelling. The projection would be ~1.4 metres which is minimal and proportionate to the size of the dwelling.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	PVC windows on sides and rear elevation considered acceptable. Existing PVC doors on the rear elevation would be reused which is compliant in terms of KDP 9.	✓
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 roof considered subservient and typical for an extension of this scale.	✓
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	Full-length and considered acceptable.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f)	Private domestic extension	✓

	• Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF		
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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:

The main properties affected are:

- *9 Westcroft Fold – adjoining neighbour on east-facing boundary – boundary screening would mitigate the impact of overlooking on this neighbour – minimal height and flat roof design would limit the extend of overshadowing/ overbearing on No 9. In addition the distance between the side elevation of the proposal and the boundary with no.9 limits potential for overlooking.*
- *11 Westcroft Fold – neighbour on west-facing boundary – the rear wall of this neighbour is set approximately ~6 metres in front of the rear wall of the application property. A site visit confirmed that there is a door and first floor window on the east-facing elevation of this neighbour but there is sufficient boundary screening in place. In addition, it is likely that the first floor window would serve a bathroom/hallway, therefore the impact on privacy would be minimal. The proposal is of a scale which is not considered to lead to a significant impact in terms of resultant overshadowing and would not be unduly oppressive / overbearing.*

	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	Single storey in height with sufficient boundary screening in place.	✓
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	Minimal ~1.4 metre projection and flat roof design would mitigate the impacts on loss of light and outlook.	✓

	Chapter 12 of the NPPF		
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	Acceptable level of garden space remaining.	✓

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:

	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 - Policy LP22 Parking (f) of the KLP - Chapter 12 of the NPPF	N/A	N/A
Parking provision	- KDP 15 of the SPD - Policy LP22 Parking (f) of the KLP - Chapter 12 of the NPPF	No new bedrooms proposed and existing parking arrangements would be unaffected.	✓
Provision for waste storage	- KDP 16 of the SPD - Policy LP24 Design (d) (iv) - Chapter 12 of the NPPF	Sufficient space within 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:

	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	The tree in the rear garden is protected (id:29/93), however the proposed works have been considered acceptable from a KC trees perspective. An informative would be attached to the decision notice advising of requirements in relation to protected trees.	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	Bat alert layer – The proposal is not considered to have a significant impact in this regard, as it would be to the ground floor and not affect the roofspace. An informative note attached to decision notice.	
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, the SPD and the NPPE.

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:

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, 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

Note: The trees within and overhanging the application site are protected by Tree Preservation Order 29:93. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An [Order prohibits](#) the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent. Failure to comply with conditions that seek to protect trees or take sensible precaution during the development works, maybe consider wilful damage and result in enforcement action.

Note: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			27/11/23
Climate change statement			5/12/23
Location Plan			5/12/23
Existing elevation			5/12/23
Proposed elevation			5/12/23
Current floor plan	202		5/12/23
Proposed floor plan	203		5/12/23
Existing and proposed site plan			5/12/23

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: 19/01/24