

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:	2023/62/93575/W
Site Address:	33, Clough Drive, Fenay Bridge, Huddersfield, HD8 0JJ
Description:	Erection of single storey rear extension with raised patio and alterations to front boundary wall and access including associated works.
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.

Teresa Harlow

AUTHORISED OFFICER

Date: 01-Feb-2024

Officer Report.

Reference: 2023/93575

Location: 33, Clough Drive, Fenay Bridge, Huddersfield, HD8 0JJ

Proposal: Erection of single storey rear extension with raised patio and alterations to front boundary wall and access including associated works

Site Description.

33 Clough Drive is single storey bungalow, located in Fenay Bridge, Huddersfield. The property is set up from the topographical land level of the fronting highway of Clough Drive, with stepped access at the front to the dwelling. The external walls of the property are faced in stone and the roof above is infilled with tiles. The property benefits from on-site parking amenity space, having a driveway and garage. Private outdoor amenity space is located to the rear, which is adjacent Common End Lane.

The property shares a sense of similarity with other properties located within the streetscene of Clough Drive, whereby the properties neighbouring the site share a similar style of design and construction.

Description of Proposal.

Planning permission is sought for the erection of a single storey rear extension, with raised patio and alterations to the front boundary wall and access.

The single storey rear extension would project 4.5 metres from the rear elevation of the host dwelling, have a width of 14.2 metres and a maximum height of 3.2 metres. The external walls of the extension would be faced in stone and the flat roof above would be constructed from grp/rubber.

The raised patio to the rear would be 2.85 metres above the ground level of the extension and would have stepped access. This involves regrading the rear garden area towards Common End Lane.

The alterations to the front boundary wall and access would alter the existing layout of the retaining walls and access steps and would widen the driveway.

History of Negotiations.

The case officer recommended that the projection of the single storey rear extension be reduced to 4 metres rather than the 4.5 metres proposed, in accordance with the design guidance for single storey rear extensions as set out within the House Extensions and Alterations SPD.

The applicant / planning agent did not submit any amended plans, however, a set of written justifications were submitted in accordance with the 'comply or justify' basis of the House Extensions and Alterations SPD.

The planning agents / applicant's justifications were as follows:

- It is considered that the additional projection would not result in harm to amenity or overbearing / overshadowing to any neighbouring properties.
- The extension is located to the rear of the property and is completely out of sight from neighbouring properties.
- The topography of the site is such, that surrounding properties are shielded from sight in all directions and no windows, gardens or other such buildings are impacted from the proposed extension.
- The extension is also in scale to the existing dwelling and site, which since is a bungalow, therefore only one storey can be accommodated, unlike a two-storey dwelling, which has the option to extend upwards.
- Although it does deviate from the Kirklees SPD guidelines, the additional projection is only minimal and therefore we believe the proposals should be considered acceptable in this instance.

In this instance, the case officer considered the above justifications to be valid and in turn, deemed the proposal acceptable (discussed in greater length in the 'Assessment' section of this report). Therefore, the overall determination of this application is based on the original plans as submitted 4th December 2023, as well as the justifications as provided by the applicant.

Relevant Planning History.

No relevant planning history at the application site.

To neighbouring properties:

- 2022/92040 – 31 Clough Drive – Erection of single storey rear extension. *Granted Conditional Full Permission.*

- 2003/90325 – 29 Clough Drive – Erection of bathroom extension.
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 18th January 2024.

No representations were received.

Consultation Responses.

KC Highways Structures – recommend the inclusion of a condition upon any grant of approval, regarding the submission of design details for the proposed retaining walls adjacent to the existing highway.

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).

The site falls in an area with a known presence of bats and within an area identified by the Coal Authority as being at high risk of ground movement as a result of former mining activity.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP51 – Protection and Improvement of Local Air Quality
- LP53 – Contaminated and Unstable Land

Supplementary Planning Documents:

Highways Design Guide SPD (2019)

House Extensions and Alterations SPD: (2021)

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 2023, 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 131 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...’*

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.

- Key Design Principle 1 – Local Character and Street Scene - *‘Extensions and alterations to residential properties should be in keeping with the appearance scale design and local character of the area and the street scene’.*
- Key Design Principle 2 - Impact on the Original House - *‘Extensions should not dominate or be larger than the original house and should be*

in keeping with the existing building in terms of scale, materials and detail’.

Section 5.1 of the Council’s House Extensions and Alterations SPD refers to rear extensions, with paragraph 5.6 setting out that single storey rear extensions should:

- be in keeping with the scale and style of the original house;
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height;
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terrace houses or by 4 metres for detached properties;
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The proposed single storey rear extension to 33 Clough Drive is considered to be a subservient addition to the host property. The size/scale of the extension would be in keeping with the scale of the original house and is such that it would not cover over half the total area around the house. The extension would retain over a 1 metre gap from all shared boundaries.

Whilst the extension would project 4.5 metres from the rear elevation of the host property, 0.5 metre over the SPD recommendation for detached properties, in this instance, it is considered to be acceptable from a visual amenity perspective. The applicant / planning agent has submitted a set of written justifications (set out within the ‘History of Negotiations’ section of this report), which on balance, have been accepted by Officers.

The maximum height of the extension would be 3.2 metres and the flat roof above, by form, would work to naturally reduce any undue levels of bulking/massing. In addition, the roof would be set down 0.5 metres from the pitch of the host gable roof, further promoting an overall subservient appearance.

The style of the extension would harmonise with the architectural form of the host property, to be faced in in-keeping materials and the fenestration details considered to incorporate appropriate contemporary additions, including glazed doors and roof lanterns.

In turn, it can be concluded that the extension would not be an obtrusive addition to the host dwelling and would sympathetically complement the existing architectural style of the dwellinghouse.

Given the siting of the proposed extension and the raised patio, to the rear of 33 Clough Drive, they would not be clearly visible from public vantage points within the streetscene. Therefore, it is not considered that the extension or raised patio would result in any undue detriment to the visual character of the streetscene.

The alterations to the front boundary wall and access are also concluded to be acceptable visually, with the design and style of the proposed retaining walls and stepped access previously established at the site and not out of place within the streetscape. These works seek to amend the existing layout of the front elevation of 33 Clough Drive, retaining existing features which have previously been established, such as the balustrade.

Given the above and that several neighbouring properties share a very similar front elevation with regard to retaining walls and stepped access, the works would be considered acceptable with regards to the visual amenities of the wider area.

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 considered to comply with Chapter 12 of the National Planning Policy Framework, LP24 of the Kirklees Local 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.

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.

The proposal would bring a reduction in the overall extent of outdoor amenity space at 33 Clough Drive, but it is considered that an adequate amount would be retained in accordance with Key Design Principle 7 of the Council's adopted House Extensions and Alterations SPD.

It is considered that the properties most likely to be affected by the proposed development are those which directly neighbour the site, these being No. 31 and No. 35 Clough Drive.

The proposed rear extension is to be single storey in height and would be separated from the shared boundary with each of these neighbouring properties by over 1 metre. As such, given the size/scale and height of the extension, in conjunction with these separation distances, officers consider the extension to be acceptable, not resulting in undue levels of overbearing

and/or overshadowing for the occupiers of either No. 31 or No. 35 Clough Drive.

No additional glazing is proposed to the south facing side elevation and therefore, the proposal is considered to be acceptable from a residential privacy perspective with regards to the impacts towards No. 35 Clough Drive.

The works propose two-bedroom windows in the north facing side elevation, to be separated from the shared boundary with No. 31 Clough Drive by approximately 3 metres. Given this separation, in conjunction with the ground floor level of the proposed window and the extensive boundary treatments in place along the shared boundary (stone walling, fencing and hedging), officers consider that these windows would not result in detrimental levels of overlooking for the occupiers of No. 31 Clough Drive.

With regard to the raised patio, it is not considered that this would result in undue levels of overlooking for the occupiers of these neighbouring properties, over and above the established relationship between the site and these properties as existing. At present, the host property benefits from raised patios to its rear elevation, with the patio area at present set approximately 3 metres from the ground level of the host property. The proposed raised patio is to be set approximately 2.85 metres from the ground level of the host property.

It is considered that the proposed works would be a sufficient distance away from any other properties along Common End Lane (which are at a higher ground level) to prevent undue harm to residential amenity in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing affect.

For these reasons, the proposed development at 33 Clough Drive 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 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 proposal would see the number of bedrooms within the interior of No. 33 Clough Drive increase from two to four. The proposal includes works to increase the on-site parking provisions, with two parking spaces to be provided to the driveway and the existing garage would be retained. As such, it is concluded that the dwelling would provide three on-site parking spaces as

a result of the proposed works, in accordance with the guidance for 4+ bedroom dwellings.

In turn, the proposed scheme at 33 Clough Drive 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. There is space on site for the storage of bins in accordance with KDP 16.

5) Other Matters

Land Stability:

Policy LP28 seeks to ensure development has an acceptable impact, having regard to surface water drainage. Policy LP53 of the Kirklees Local Plan and paragraphs 180 and 189 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

Paragraph 190 of the National Planning Policy Framework states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

As part of the determination of this application, a formal consultation has been undertaken with KC Highways Structures, where no objection to the scheme was raised, but it was recommended that, upon any grant of approval a condition regarding land stability be included. This would comply with the requirements of Policy LP53 and Chapter 15 of the NPPF as it is reasonable and necessary to determine how land would be supported as this, in turn, supports the public highway of both Common End Lane and is located above the public highway of Clough Drive.

Subject to condition the proposal is considered acceptable with regard to land stability.

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.

The application was submitted with a Climate Change Statement, 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 and Policy LP51 of the Kirklees Local Plan.

Bats:

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The application site lies within the bat alert layer on the Council's GIS system. The proposal would see works to the roof which has the potential for roosting bats to be present. Given the age / design of the property it is not considered necessary for a full assessment of the roof space to be undertaken in this case given the low likelihood for roosting bats to be present.

Even so, as a cautionary measure, in the event of any grant of permission a note would be added to the decision notice, stating that if bats are found development shall cease and the advice of a licensed bat worker sought. This is to accord with the aims of Chapter 15 of the NPPF.

6) Representations

None.

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: 2023/93575

Officer Recommendation: Approve

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, LP30, LP53 & LP51 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8

& 15 of the Council's adopted House Extensions and Alterations SPD and policies within Chapters 2, 4, 9, 12, 14 & 15 of the National Planning Policy Framework.

3. The external walls of the extension hereby approved shall be faced in stone, to match the appearance of the stone used in the construction of the existing building and be thereafter retained.

Reason: In the interests of visual amenity and to accord with Policies LP2 & LP24 of the Kirklees Local Plan, Principles 1, 9 and 2 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

4. In the event that contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 183 and Chapter 15 of the National Planning Policy Framework.

5. The works hereby approved shall not be brought into use until the extended driveway as indicated on the hereby approved plan 'Plans & Elevations – As Proposed' (dwg no. A(10)-01) has been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for parking.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

6. No development shall commence until a scheme which includes the design of the proposed retaining walls adjacent to the existing highways of Clough Drive and Common End Lane, including any modification to the existing embankment/wall supporting Common End Lane, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in strict accordance with details approved before any other development is commenced on site and shall thereafter be retained during the life of the development.

Reason: This is a pre-commencement condition as it includes issues that could impact on land stability that need to be resolved before regrading of land occurs and also in the interests of visual amenity and residential amenity and to accord with policies LP24, LP28 and LP53 of the Kirklees Local Plan and policies within Chapters 12 and 15 of the National Planning Policy Framework.

NOTE: It is highly likely this condition would require the submission of an AIP.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- *BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway and the changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: With regard to land stability, it is brought to the applicant / developers' attention that responsibility for securing a safe development rests with the developer and/or landowner.

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.

NOTE: Please note that the granting of planning permission does not overrule private legal rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works as construction and maintenance or parking of vehicles may involve access to land outside your ownership or subject to private rights of way.

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	-	-	04.12.23
Plans & Elevations – As Existing	A(00)-01	-	04.12.23
Plans & Elevations – As Proposed	A(10)-01	-	04.12.23
Climate Change Statement	-	-	07.12.23

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

The case officer recommended that the projection of the single storey rear extension be reduced to 4 metres rather than the 4.5 metres proposed, in accordance with the design guidance for single storey rear extensions as set out within the House Extensions and Alterations SPD. The applicant / planning agent did not submit any amended plans, however, a set of written justifications were submitted in accordance with the 'comply or justify' basis of the House Extensions and Alterations SPD.

Report Dated: 01.02.24

