

**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:	2024/62/90259/W
Site Address:	83, Keldregate, Bradley, Huddersfield, HD2 1TD
Description:	Erection of single storey side extension and front porch with associated alterations
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: 26-Mar-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/90259
Location	83, Keldregate, Bradley, Huddersfield, HD2 1TD
Proposal	Erection of single storey side extension and front porch with associated alterations
Publicity end date	12 March 2024
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
- **LP30** – Biodiversity
- **LP51** – Air Quality

Supplementary Planning Document ‘House Extensions and Alterations’ (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	Yes	Amended plans were sought showing a reduced porch and for the side extension to be set back. Amended plans were received on 19 th March 2024.
Parish/Town Council comments sought	No	

Planning History	No	
Consultations required	No	

Assessment

Permission is sought for the erection of single storey side extension and front porch with associated alterations.

Side extension

The measurements (maximum) of the side extension are as follows:

- ~5.6 metre length
- ~2.6 metre eave height
- ~3.7 metre total height

The side extension would have an irregular shape due to extending into the detached store of the neighbouring property. The existing outbuilding structure is shared between two properties. The total side projection would be ~4 metres with the rear ~2.5 metres projecting ~1.5 metres from the side elevation of the original dwelling.

Internally, the extension would provide an additional bedroom and a hall.

The exterior walls would be faced with render and the roofs would be gable in style to match the existing dwelling.

Front extension

The measurements of the front extension are as follows:

- ~1.6 metre front projection
- ~2.5 metre width
- ~2.2 metre eave height
- ~3 metre total height

As part of the works, a front (north-east facing) window is proposed on the first floor, and would serve a bedroom.

The Kirklees SPD sets out that front and side extensions should comply with certain parameters set out at paragraphs 5.14, 5.15, 5.16, 5.17 on pages 27 and 28 (and listed below) and if they do not, they need to be justified:

Side extensions:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
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Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	A site visit confirmed a west-facing window within the side elevation of 81, Keldregate, and would directly face the proposed side extension. However, it is likely that this window would serve a hallway, therefore the proposed development would meet this criteria.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	There would be no windows directly facing any neighbouring gardens.	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The extension would not extend more than two thirds of the width of the original dwelling.	
not exceed a height of 4 metres	The total height would not exceed 4 metres.	
be set back at least 500mm from the original building line to allow for a visual break	Following amendments, the extension would be set back 500mm from the original building line.	
Single storey front extensions permitted where:		
The house is set well back from the pavement or is well screened	The house is set back ~8 metres from the pavement.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	The porch has a minimal projection of ~1.6 metres, and the dwelling is well set back from the pavement. The porch is designed as such with a roof style to adequately harmonise with the host dwelling with matching	

	materials, therefore would not harm the character of the area.	
The materials and design match the existing features of the original house	Materials to match the features of the original house.	
The extension would not unreasonably affect the neighbouring properties	The porch would not harm the amenity of any neighbouring properties.	

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

Summary of local street scene/character:

83, Keldregate is a two storey semi-detached dwelling located in a wider residential area where surrounding development is similar in terms of design and construction materials. The dominant construction material is cream render with grey tile roofs, and neighbouring properties are set on the same building line as the application site. Boundary treatments consist of hedges.

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 • Chapter 12 NPPF	The dwelling is well set back from the street and the porch would be small in scale. The extensions would be constructed from matching materials and the design would be in keeping with the local character of the street scene. Although the side extension would have a pitched roof, it is set well down from the height of the main dwelling	✓

Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The extensions are subservient in size and scale and would not dominate the existing house.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Single storey in height therefore subservient.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Materials to match existing dwelling.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Gable roof to match host property.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Front-facing window on side extension considered acceptable. Additional first-floor window on the front (north-east facing) elevation considered acceptable (and pd fallback)	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alterations to access.	✓

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

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

The main properties affected are No. 81 and 85 Keldregate.

81, Keldregate – located to the north-east facing elevation

The proposed works would extend the application property into the detached store room located on the shared boundary with No.81 and shared with this property. There are no proposed openings facing this neighbour. The existing store has a flat roof and is located on a slightly higher ground level than this neighbour.

The development would change the roof form to be gable in style, increasing the total height by approximately 2 metres. A site visit confirmed a ground floor window facing the elevation property, however this likely serves a hallway and not a habitable room. In addition, any possible overshadowing/overbearing would only impact a path along the side of No 81, and would not harm the main amenity space of the dwelling.

85, Keldregate – adjoined neighbour to the south-west facing elevation

The main body of the application dwelling would prevent any impact from the side extension, however the front porch would have a modest impact. The front extension extends ~1.6 metres from the front elevation of the application property, but is separated by No 85 by ~4 metres. Such a level of separation is considered sufficient to ensure that there is no detrimental overshadowing or overbearing impact on this neighbour.

	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) • Chapter 12 of the NPPF	No openings within side elevations.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	The extensions would not unreasonably overshadow neighbouring habitable rooms and private gardens.	✓
Remaining garden space of	• KDP 7 of the SPD	Over half of the garden space would be retained.	✓

application property	• Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF		
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The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	No alterations to highway access.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The extension would result in the domestic use of the dwelling increasing, bringing the total number of bedrooms on site to 3. There is no off-street parking available at the existing dwelling, therefore the proposed would be acceptable in this case.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans however there is sufficient space within the 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: 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	Small scale domestic extension – no special measures with regard to ecology.	✓
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.	✓
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 NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
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None received		✓
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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: 2024/90259

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

3. The external walls and roofing materials of the extensions 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, 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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			31/01/24
Climate change statement			31/01/24
Location Plan	PP-12769584v1		31/01/24
Existing Sht 1	P00		19/03/24
Existing Sheet 2	P01		19/03/24
Proposed Sheet 1	P10	1	19/03/24
Proposed Sheet 2	P11	1	19/03/24
Proposed Sheet 3	P12	1	19/03/24

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. Amended plans were sought showing a reduced porch and for the side extension to be set back. Amended plans were received on 19th March 2024.

Report Dated: 25/03/2024

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