

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:	2024/62/90282/W
Site Address:	16, Pembroke Court, Crosland Moor, Huddersfield, HD4 5NB
Description:	Alterations to roof and erection of front and rear dormers
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: 10-Apr-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/90282
Location	16, Pembroke Court, Crosland Moor, Huddersfield, HD4 5NB
Proposal	Alterations to roof and erection of front and rear dormers
Publicity end date	15 March 2024
Number of representations received	None received
Kirklees Local Plan Allocation/Designation	Unallocated
Extension to Time (EoT)	EoT Date: 18th April 2024
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 30** - Biodiversity
- **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

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	Yes	Negotiations were made with the applicant's agent regarding the size of the front dormer. Amended plans were received 28 th March.
Parish/Town Council comments sought	No	

Planning History	No	
Consultations required	No	

Assessment

Permission is sought for alterations to roof (changing half hip to full gable) and erection of front and rear dormer.

The front dormer is located on the south-west facing elevation. The external walls are constructed from hung tiles with a gable roof. The measurements of the front dormer are as follows:

- ~3 metre width
- ~3.1 metre projection
- ~1.5 metre eave height
- ~2.7 metre total height

The rear dormer is located on the north-east facing elevation. The external walls are constructed from hung tiles with a flat roof. The measurements of the rear dormer are as follows:

- ~4.8 metre width
- ~2.5 metre projection
- ~2.1 metres in height

The roof form is altered from Jerkinhead to Gable as part of the works.

The Kirklees SPD sets out that dormer extensions should comply with certain parameters set out at paragraph 5.4 on pages 31 and 32 (and listed below) and if they do not, they need to be justified:

Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof	Both dormers are set within confines of existing roof.	
be designed in style and materials similar to the appearance of the existing house and roof	Both dormers are faced in hung tiles to match the existing house. Front dormer – gable roof in design to match host dwelling.	

not dominate the roof or project above the ridge of the house	The front dormer would not dominate the roof or project above the ridge of the house. Although the rear dormer has a larger width, it is considered that there is sufficient space remaining above the dormer and would not dominate the roof.	
be set below the ridgeline of the existing roof and within the roof plane	Both dormers are set below the ridgeline of the existing roof.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	The front dormer has one window and the rear dormer has two windows, all of which will be aligned with existing windows.	

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

Summary of local street scene/character:

16, Pembroke Court is a two-storey detached dwelling that is located within a cul-de-sac whereby the neighbouring properties are similar in size and design. The exterior walls of the dwelling are constructed from natural stone with a tile hipped roof.

The property benefits from an integral garage and driveway to the front. The main amenity space is to the rear where the dwelling hosts a lawned garden.

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	The materials are in keeping with the host property, therefore in	✓

	• Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	keeping with the street scene. Following amendments the size of the front dormer is reduced and a sympathetic addition to the street scene. The rear dormer would not adversely impact the streetscene.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The dormers are proportionate to the roof and sympathetic to the existing dwelling.	✓
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	Height is acceptable as amended. Neither dormer would project above the ridge of the house.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Hung tiles to match existing dwelling considered acceptable.	✓
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 for front dormer to match existing house. Flat roof for rear dormer typical for rear dormer extensions and reduces overall mass.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Proportions considered proportionate to original house.	✓

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.	✓
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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: Are the considerations in the following table acceptable?

The main properties affected are:

14, Pembroke Court – located to the south of the application property

The residential amenities of this neighbour would not be detrimentally impacted by the presence of the dormers. Neither dormer would face this neighbour and the impact on privacy/overshadowing/overbearing would be no greater than that already exists.

18, Pembroke Court – located to the west of the application property

This neighbour would not be impacted by the presence of a rear dormer as it would be blocked by the body of No.16. The front dormer would overlook the driveway of this neighbour but does not directly face the dwellinghouse. It is therefore considered that the proposed works would not cause detrimental harm to the residential amenities of No.18.

20, Pembroke Court – located to the west of the application property

At a separation distance of ~15 metres from the front dormer, it is considered that there is sufficient space to mitigate the detrimental harm to privacy/overshadowing/ overbearing to this neighbour.

29 and 27 Skelton Crescent – located to the rear of the application property

The rear dormer would face the rear amenity space of these dwellings. A separation distance of ~30 metres is achieved between the dwellinghouses which is considered a sufficient distance to mitigate the detrimental harm to privacy/ overshadowing/ overbearing on these neighbours.

	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) • Chapter 12 of the NPPF	Acceptable for the reasons set out above.	✓
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	Acceptable for the reasons above.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The level of garden space would not be impacted from the development.	✓

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	No additional bedrooms so the level of parking is not affected. Sufficient parking provision on front driveway.	✓
Provision for waste storage	• KDP 16 of the SPD	None shown on plans however there is	✓

	• Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	sufficient space within red line boundary.	
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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 - Small scale domestic extensions	✓
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.	✓

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			02/02/24
Climate Change Statement			08/02/24
Existing Layout	TR-A24-0101-002		02/02/24
Existing Elevations	TR-A24-0101-003		02/02/24
Existing Sections	TR-A24-0101-004		02/02/24
Proposed Location And Site Plan	TR-A24-0101-005	A	08/02/24
Proposed Layout-Option 1	TR-A24-0101-006	B	28/03/24
Proposed Elevations	TR-A24-0101-007	A	28/03/24
Proposed Sections	TR-A24-0101-008	A	28/03/24
Bedroom 3D Views (illustrative only)	TR-A24-0101-009		02/02/24

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. Negotiations were made with the applicant's agent regarding the size of the front dormer. Amended plans were received 28th March.

Report Dated: 09/04/24

No coal