# 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: | **2024/62/90487/E** |
| Site Address: | 1008C, Bradford Road, East Bierley, BD4 6PB |
| Description: | Raising of roof height and erection of dormer roof extensions to front and rear to form first floor living accommodation, and erection of single storey extension |
| Recommending Officer: | Edward Cheseldine |

**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.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 07-Jun-2024**

**HOUSEHOLDER DELEGATED REPORT**

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|---|---|
| **Application Number** | 2024/90487 |
| **Location** | 1008C, Bradford Road, East Bierley, BD4 6PB |
| **Proposal** | Raising of roof height and erection of dormer roof extensions to front and rear to form first floor living accommodation, and erection of single storey extension |
| **Publicity end date** | 10-May-2024 |
| **Number of representations received** | 1 |
| **Kirklees Local Plan Allocation/Designation** | N/A |
| **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 places and beautiful palces
- 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

| | **YES / NO** | **SUMMARY** |
|---|---|---|
| Negotiations/Amendments during course of application | | A streetscene plan was requested by the officer as there is a roof extension. |

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|---|---|---|
| Parish/Town Council comments sought | **No** | |
| Planning History | | Application site – None<br><br>1008B Bradford Road – 2001/93408, Erection of bedroom extension. |
| Consultations required | **No** | |

**Assessment**

The Kirklees SPD sets out that front extensions should comply with certain parameters set out at paragraph 5.14 (and listed below) and if they do not, they need to be justified:

| | **Yes - COMPLY** | **No - JUSTIFY** |
|---|---|---|
| The house is set well back from the pavement or is well screened | Yes – the building is set down a shared access driveway, behind dwellings that front Bradford Road. | |
| The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area | Yes, the front extension is in an infill section between the front elevation and a frontward projection. It is modest in scale projecting 1.70m x 1.70 in width. | |
| The materials and design match the existing features of the original house | Yes, materials are to match including render and matching roof tiles. | |
| The extension would not unreasonably affect | Yes, the host building is a detached dwelling, it | |

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| the neighbouring properties | will not encroach a shared boundary. It includes no side windows. | |

The Kirklees SPD sets out that dormer windows should comply with certain parameters set out at paragraph 5.27 (and listed below) and if they do not, they need to be justified:

| | **Yes - COMPLY** | **No - JUSTIFY** |
|---|---|---|
| Relate to the appearance of the house and existing roof | Yes, the dormers will have facing tiles that compliment the roof tiles. In terms of impact to the host dwelling, it has large rectangular openings which are seen on the dormer windows. Although these are relatively large and have a flat roof, they assimilate with the current roof shape. | |
| Be designed in style and materials similar to the appearance of the existing house and roof. | Yes, the side of the dormers will be faced in matching roof tiles. Although built in the 1990s, the dwelling has a modernist form which the flat roof shape compliments. | |
| Not dominate the roof or project above the ridge of the house | Yes, the front roof plane will have two dormers, they are set in from the side of the house and below the ridgeline. The rear plane will have three dormers, they are set down and will not be visible from the front. As the separation of them will break-up the | |

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| | appearance of the rear dormers. | |
| Be set below the ridgeline of the existing roof and within the roof plane | Yes, the dormers are set down from the ridgeline of the dwelling and set in. | |
| Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant | There are no apparent present dormers in the immediate vicinity, however the dwelling is set back from the main building group, due to its location the dormers are appropriate. | |

The application includes a roof extension, which will raise the ridgeline by ~0.60m. The streetscene plan indicates the roof height will be level with the adjacent neighbour, therefore indicating the height is appropriate to the surrounding neighbour's dwelling. The bungalow will retain its single-storey presence from the minor height adjustment, according with LP 24 of the Kirklees Local Plan and Kirklees House Extension & Alterations Supplementary Planning Document.

There are other cosmetic alterations including the removal of external doors and placement of skylights. The alterations are modest and do not accumulate to harm to the character of the original building or streetscene.

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

*Summary of local street scene/character:* 1008C is a detached bungalow dwelling. It is set back from Bradford Road, behind residential properties. The bungalow is rendered in an off-white which fall under a cross-pitched roof clad in concrete roof tiles. It had a modest residential front and rear garden with side access. There is a mix of buildings in the local vicinity, including a matching bungalow.

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** | **Further comments** | **✓ / X / N/A** |
|---|---|---|---|

| | | | |
|---|---|---|---|
| | **the Kirklees Local Plan and the NPPF** | | |
| Impact on the Local character and street scene | • KDP1 of the SPD<br>• Policy LP24 Design (a) and (c) of the KLP<br>• Chapter 12 NPPF | The alterations retain the spatial layout of the cul-de-sac and its setting. In terms of the height increase, the building will still relate to the adjacent property and the orientation of its ridgeline. | ✓ |
| Impact on original house | • KDP2 of the SPD<br>• Policy LP24 Design (c) and (d) of the KLP<br>• Chapter 12 of the NPPF | The extension and alterations are residential in nature, there are only small increases to the footprint of the building, whilst the building retains its cross-pitched appearance. | ✓ |
| Height, scale and massing | • KDP 1 and 2 of the SPD<br>• Policy LP24 Design (a), (c) and (d) of the KLP<br>• Chapter 12 of the NPPF | Height and scale are relative to the original dwelling. In terms of massing, the dormers will create additional mass on the roof of the property. Dormers are well placed and fit within the roof plane. Notably, the additional massing will not alter the character of the host dwelling detrimentally. | ✓ |
| Facing materials and detailing | • KDP 9 of the SPD<br>• Policy LP24 Design (d) (iii) of the KLP<br>• Chapter 12 of the NPPF | Materials and details appreciate the present construction materials. | ✓ |
| Roof style | • KDP 1 and 2 of the SPD<br>• Policy LP24 Design (a), (c) and (d) of the KLP | The roof style will not change. There will be the inclusion of a hipped roof on the front extension, however this is small in scale which is acceptable. | ✓ |

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|---|---|---|---|
| | • Chapter 12 of the NPPF | | |
| Window proportions | • KDP 1 and 2 of the SPD<br>• Policy LP24 Design (a), (c) and (d) of the KLP<br>• Chapter 12 of the NPPF | Window proportions on the dormers relate to those on the original house. | ✓ |

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:*

- *1008B Bradford Road*

| | **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<br>• Policy LP24 Design (d) (iv)<br>• Chapter 12 of the NPPF | In terms of privacy, there will be new first-floor level windows. These hold views of the neighbouring garden. From a 45oC angle, they may hold views of certain sections of the neighbouring garden, however they are set parallel to the dwellings, therefore the impact is negated as they do not hold a direct relationship. | ✓ |
| Impact on light and outlook of neighbours (to sides, rear and front) | • KDP 4, 5, 6 of the SPD<br>• Policy LP24 Design (b)<br>• Chapter 12 of the NPPF | Additional massing will be formed on the roof space. The dwelling will still remain single-storey, with roof dormers added. The height of which will increase by ~0.60m, the ridgeline will be level with | ✓ |

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|---|---|---|---|
| | | No 1008B. It will have a similar sitting. Due to this, there will not be an impact to light from habitable windows or a loss of outlook. | |

- *1010 & 1012 Bradford Road*

| | **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<br>• Policy LP24 Design (d) (iv)<br>• Chapter 12 of the NPPF | There will be additional dormers lights that face the direction of these properties,<br>The nearest habitable window is located ~22.00m away, however there are residential gardens to the rear. These are separated from the property by fencing and shrubbery. The placement of windows on the first-floor will be partially obstructed due to the boundary treatment, therefore the relationship is acceptable. | ✓ |
| Impact on light and outlook of neighbours (to sides, rear and front) | • KDP 4, 5, 6 of the SPD<br>• Policy LP24 Design (b)<br>• Chapter 12 of the NPPF | The building and dormers are placed a sufficient distance away to not have an impact on light or outlook. | ✓ |

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<br>• Policy LP22 Parking (f) of the KLP<br>• Chapter 12 of the NPPF | N/A | ✓ |
| Parking provision | • KDP 15 of the SPD<br>• Policy LP22 Parking (f) of the KLP<br>• Chapter 12 of the NPPF | The number of bedrooms will not increase from the original dwelling as a result of the application, it will remain as a 3 bedroom property. There is hardstanding material that can accommodate up to 3 vehicles on the property site, the number of parking spaces is therefore appropriate. | ✓ |
| Provision for waste storage | • KDP 16 of the SPD<br>• Policy LP24 Design (d) (iv)<br>• Chapter 12 of the NPPF | Side access for bin storage to the rear will remain. | ✓ |

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<br>• Policy LP24 Design (d) (i) | | **N/A** |

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|---|---|---|---|
| | (iv) Policy LP33 Trees<br>• Chapter 12 of the NPPF | | |
| Impact on ecology | • KDP 12 of the SPD<br>• Policy LP30<br>• Chapter 15 of the NPPF | The development will affect the eaves of the existing property. Whilst the property is not located in an area which is known to include bat habitats, a cautionary note should be added that if bats are found during the development, then work must cease immediately and the advice of a licensed bat worker sought. | |
| Carbon Budget / Climate change statement | • KDP 8, 9, 10 & 11 of the SPD<br>• Policy LP51<br>• 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<br>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP | | **N/A** |

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** |
|---|---|---|
| None of the residents have received the | The application has been advertised twice by Kirklees Planning Authority, | |

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| stipulated letter on the drawings to either give consent or reject the intentions | due to the submission of additional plans. | |
| The drawings are showing the boundary line is their driveway and it is not | The redline boundary includes a shared access driveway, it is not a declaration of ownership of the site as Certificate B has been signed that part of the site is not within their ownership. | |

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

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**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

3. The external walls, roofing and dormer cheek materials of the extension 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 |
|---|---|---|---|
| Existing Plans and Elevations and Location Plan | P240205-001 | P2 | 19/03/2024 |
| Proposed Floor Plans and Location Plan | P240205-002 | P3 | 19/03/2024 |
| Proposed Elevations and Location Plan | P240205-003 | P3 | 19/03/2024 |
| Streetscene plan | P240205-004 | P1 | 30/04/2024 |
| Block Plan | P240205-005 | P1 | 20/05/2024 |
| Climate change statement | CCS | - | 14/03/2024 |

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. Additional plans were requested to give a fair indication of the size and scale of the plans for neighbours.