

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:	2024/62/90609/W
Site Address:	168, Wessenden Head Road, Meltham, Holmfirth, HD9 4HH
Description:	Erection of two storey rear extension and associated external alterations
Recommending Officer:	Molly Storer

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: 30-Apr-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/90609
Location	168, Wessenden Head Road, Meltham, Holmfirth, HD9 4HH
Proposal	Erection of two storey rear extension and associated external alterations
Publicity end date	15 th April 2024
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Unallocated on the Kirklees Local Plan.
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	✓	

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
- NPPF Chapter 15 – Conserving and enhancing the natural environment

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
- **LP 53** – Land Stability

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	
Parish/Town Council comments sought	Yes	Meltham Town Council – No objections. Application supported by the committee.
Planning History	None	No relevant planning history at the application site.
Consultations required	No	

Assessment

The application seeks permission for the erection of a two-storey rear extension and associated external alterations.

The extension would project 4m from the rear wall and will cover the full width of the rear elevation (6m). the height to the eaves will be 5m to match that of the existing property and the overall height will be 7m which is set down from the original roof ridge by 0.9m. the extension will create space for larger kitchen/dining space and an additional bedroom.

The associated external works include:

- A new window on the 1st floor and door in the ground floor west elevation of the original house.
- Patio areas to both sides of the extension.
- Gate widened to the front of the property to allow for a parking area for two cars.
- New stone retaining wall to the north rear garden.

The Kirklees SPD sets out that rear extensions and two storey rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.2 and 5.8 on pages 23 and 25 (and listed below) and if they do not, they need to be justified:

Two storey rear extensions should:		
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be proportionate to the size of the original house and garden	Due to the large plot, sufficient outdoor amenity space would be retained.	
not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	The proposed extension would not exceed 50% of the total area of the land around the original house – there are no previous extensions or outbuildings at the site.	
not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties	The property is detached and will project 4m from the rear wall of the original house.	
not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary	The height at the eaves will exceed 3m however the extension will not be within 1.5m of the property boundary.	
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre	The extension will be 1.95m from the property boundary at the closest point.	
not adversely affect habitable room windows where they adjoin a neighbour's boundary	The nearest property will be located 6.2m away from the rear elevation of the extension. This property (No.1 Conway Crescent) has no windows located in the elevation which faces onto the extension.	

Design and Visual Amenity:

The site is located on a corner plot where the front elevation faces onto Wessenden Head Road and the east side elevation faces onto Conway Crescent. The existing property is a detached 2 storey dwelling constructed of natural stone walling and a blue slate roof, there are white uPVC windows & doors with natural stone heads and cills. The surrounding area is residential with varying house types- a mixture of 2 storey semi-detached, detached and terrace houses.

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 (including location on a corner plot)	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	Projection of 4m in relation to the original house and large size of the plot means acceptable. Design of the extension will be in keeping with the host property. Paragraph 5.23 of the SPD relates specifically to corner plots and states that both elevations should be designed as street frontages and contribute to the local character. In this case the proposed extension is set to the rear of Wessenden HR so will have limited views from public vantage points on this road. With regards to the side east elevation facing onto Conway Crescent the extension will be set significantly back from the street and will not disrupt the boundary treatment in terms of its position, height and materials. There is significant glazing in the Conway Crescent elevation.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP	Subservient in size and scale, set down from the height of the host property and does not extend beyond the side	✓

	Chapter 12 of the NPPF	elevations of the original house. Design of the extension is in keeping with that of the host property as it will use matching materials. Significant areas of glazing noted, but the frame of the extension harmonises well with the original 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	The size/scale of the extension is considered to be proportionate to the host property, set down from the host roof pitch by 0.9 metres and not extending beyond the side elevations of the original house.	✓
Facing materials and detailing	- KDP 9 of the SPD - Policy LP24 Design (d) (iii) of the KLP - Chapter 12 of the NPPF	Matching materials - <i>natural stone walling and a blue slate roof, white uPVC windows & doors with natural stone heads and cills.</i>	✓
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 impact to visual amenity.	✓
Window proportions	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	New window and door to be installed to the west elevation of the original house. Bifold doors to be installed on the west and east elevation of the extension on the ground floor. Glazing to also be installed on the first floor of the side elevations. The north rear elevation will have 3 full length windows on the ground floor and a single window	✓

		on the first floor. The design of these windows does not materially detract from the original dwelling or surrounding properties. The host property is not part of a regular house type in the area.	
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alterations to general access arrangements.	✓

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:

- *1 Conway Crescent – semidetached property to the north.*
- *166 Wessenden Head Road – semidetached property to the east.*
- *174, 176 & 178 Wessenden Head Road – terrace properties to the west.*

	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	Despite the additional glazing in the original house and extension there still remains large separation distances between the properties. With regard to 1 Conway Crescent the extension will face onto a blank elevation at this property so will not be significantly impacted in terms of privacy. The impact on 166 Wessenden road will also be limited due to a separation distance of	✓

		25m. In addition the separation distance between the extension and terrace properties 174, 176 & 178 will be 26m limiting any impact to privacy, despite the recognised difference in ground levels.	
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	As mentioned above due to the large separation distances it is concluded that the extension will not create any significant overbearing or overshadowing to the neighbouring properties.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Acceptable level of remaining garden space.	✓

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	Although the extension will create an extra bedroom the plans show that two extra parking	✓

	Chapter 12 of the NPPF	spaces will be created on site.	
Provision for waste storage	- KDP 16 of the SPD - Policy LP24 Design (d) (iv) - Chapter 12 of the NPPF	None shown on plan however sufficient space within site 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
Land Stability	- Policy LP53 of the Kirklees Local Plan - Chapter 15 of the NPPF	Policy LP53 of the Kirklees Local Plan and Chapter 15 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. 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. Due to the site proposing a new retaining wall an informative note will be attached informing that responsibility for securing a safe development rests with the developer and/or landowner.	
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 – not located within a bat alert area.	N/A
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	Some of 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
Support the application	Noted	✓

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: 2024/90609

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 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.

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Climate change statement	-	-	29/02/2024
Design and access statement	-	-	29/02/2024
Existing Survey	249 (0-)01	A	07/03/2024
Proposed plans and elevations	249 (0-)02	A	07/03/2024
Application form	-	-	29/02/2024

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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 29/04/2024