

# 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:         | <b>2024/62/90732/W</b>                                                        |
| Site Address:         | 60, Lister Street, Moldgreen, Huddersfield, HD5 8BB                           |
| Description:          | Erection of single storey rear extension and loft conversion with rear dormer |
| 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: 01-May-2024**

## HOUSEHOLDER DELEGATED REPORT

|                                                   |                                                                               |
|---------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Application Number</b>                         | 2024/90732                                                                    |
| <b>Location</b>                                   | 60, Lister Street, Moldgreen, Huddersfield, HD5 8BB                           |
| <b>Proposal</b>                                   | Erection of single storey rear extension and loft conversion with rear dormer |
| <b>Publicity end date</b>                         | 23 April 2024                                                                 |
| <b>Number of representations received</b>         | None received                                                                 |
| <b>Kirklees Local Plan Allocation/Designation</b> | Unallocated                                                                   |
| <b>Extension to Time (EoT)</b>                    | No                                                                            |
| <b>Recommendation</b>                             | Conditional Full Permission                                                   |

|                                                                                                       | <b>NO</b> | <b>YES</b> |
|-------------------------------------------------------------------------------------------------------|-----------|------------|
| <b>Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)</b> | ✓         |            |
| <b>Contrary to previous decision</b>                                                                  | ✓         |            |
| <b>Called in by Ward Member</b>                                                                       | ✓         |            |
| <b>Significant number of representations received</b>                                                 | ✓         |            |

### 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 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

|                                                      | <b>YES / NO</b> | <b>SUMMARY</b>                                                                                                                           |
|------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Negotiations/Amendments during course of application | Yes             | The applicant's agent was contacted regarding the size of the rear dormer. In response, a justification of the scheme has been provided. |
| Parish/Town Council comments sought                  | No              |                                                                                                                                          |
| Planning History                                     | No              |                                                                                                                                          |

|                        |    |  |
|------------------------|----|--|
|                        |    |  |
| Consultations required | No |  |

### **Assessment**

Permission is sought for the erection of single storey rear extension and loft conversion with rear dormer.

The measurements of the rear extension are as follows:

- ~2.4 metre projection
- ~4.7 metre width
- ~2.5 metre eave height
- ~3 metre total height

The external walls would be constructed from stone to match the existing dwelling with a GRP/ rubber flat roof. Internally, the extension would provide additional kitchen/dining space. There would be three full-length windows within the rear elevation, as well as two rooflights.

The measurements of the dormer extension are as follows:

- ~5 metre width
- ~2 metre height
- ~3.2 metre front projection

The loft conversion and dormer would provide an additional bedroom, taking the total number of bedrooms on site to three.

The external walls of the dormer would be faced with hung tiles to match roof tile colour, with a GRP/ rubber flat roof to match.

The chimney stack would be removed as part of the works.

The Kirklees SPD sets out that single storey rear and dormer extensions should comply with certain parameters set out at paragraphs 5.1, 5.4 and 5.6 on pages 23, 24, 31 and 32 (and listed below) and if they do not, they need to be justified:

| <b>Rear extensions should:</b>                                        | <b><u>Yes - COMPLY</u></b>                       | <b><u>No - JUSTIFY</u></b> |
|-----------------------------------------------------------------------|--------------------------------------------------|----------------------------|
| Preserve a back garden of a reasonable size, with a general principle | At least half the garden area would be retained. |                            |

|                                                                                                                                                         |                                                                      |                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| that at least half the garden area is retained                                                                                                          |                                                                      |                                                                                                                                                                                                                                                                             |
| Be set behind the original building, and not projecting beyond the sides                                                                                | The extension would not project beyond the sides                     |                                                                                                                                                                                                                                                                             |
| Maintain external access to the rear garden                                                                                                             | External access to the rear garden would be retained.                |                                                                                                                                                                                                                                                                             |
| <b>Single storey rear extensions should:</b>                                                                                                            |                                                                      |                                                                                                                                                                                                                                                                             |
| be in keeping with the scale and style of the original house                                                                                            | Wall materials to match existing dwelling.                           |                                                                                                                                                                                                                                                                             |
| Not exceed 4 metres in height                                                                                                                           | The maximum height would be 3 metres                                 |                                                                                                                                                                                                                                                                             |
| not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties | The extension would project ~2.4 metres.                             |                                                                                                                                                                                                                                                                             |
| where they exceed 3m in length the eaves height should generally not exceed 2.5 meters                                                                  | The extension would not exceed 3m in length.                         |                                                                                                                                                                                                                                                                             |
| retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge                                                               | The extension would be constructed along north-west facing boundary. | The rear extension at the application property would lie flush with the rear outrigger of adjoined neighbour, No 68. Although against SPD guidelines, there would be no visual benefit of setting the extension off the boundary by 1 metre and is acceptable in this case. |
| <b>Dormer extensions should:</b>                                                                                                                        |                                                                      |                                                                                                                                                                                                                                                                             |
| relate to the appearance of the house and existing roof                                                                                                 | The exterior walls would be constructed from hung tiles to           |                                                                                                                                                                                                                                                                             |

|                                                                                                          |                                                                                                                           |  |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                          | match existing roof colour.                                                                                               |  |
| be designed in style and materials similar to the appearance of the existing house and roof              | Hung tiles to match roof tile colour. It is a rear dormer with a pd fallback.                                             |  |
| not dominate the roof or project above the ridge of the house                                            | The dormer would not project above the ridge of the house. It takes up most of the roof, but no more than the pd fallback |  |
| be set below the ridgeline of the existing roof and within the roof plane                                | The dormer would be set below the ridgeline and within the roof plane of the existing roof.                               |  |
| be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant | There are no dormers on adjoined neighbouring properties.                                                                 |  |

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

Summary of local street scene/character:

60, Lister Street is an end of three terrace dwellings located in Moldgreen, Huddersfield. The exterior walls of the property are constructed from stone with a slate tile gable roof. The main amenity space is to the rear where the dwelling benefits from a lawned garden.

The site is located within a residential area where surrounding development consists of a variety of principally two-storey dwellings of a variety of ages and styles. Opposite the site is a recreation ground.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

|  |                                                                                                       |                         |                   |
|--|-------------------------------------------------------------------------------------------------------|-------------------------|-------------------|
|  | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b> | <b>Further comments</b> | ✓ /<br>X /<br>N/A |
|--|-------------------------------------------------------------------------------------------------------|-------------------------|-------------------|

|                                                |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Impact on the Local character and street scene | <ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul>                    | The proposed works are to the rear of the dwelling and would not be visible from Lister Street. At present they would be from Douglas Avenue as there is open land to the south east of the dwelling. Less so if the dwelling on this land was erected. There would be a rear dormer within the rear elevation of the approved adjoined dwelling awaiting construction (2023/91702), therefore although the rear elevation is visible from Douglas Avenue, the proposed dormer would not appear an incongruous feature within the street scene. | ✓ |
| Impact on original house                       | <ul style="list-style-type: none"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>             | Walling materials and tile hanging to match existing dwelling/roof. The dormer is setback on the roof slope and would appear (taking into account fallback) well-balanced to existing dwelling.                                                                                                                                                                                                                                                                                                                                                 | ✓ |
| Height, scale and massing                      | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | Rear extension single storey in height with minimal projection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ✓ |
| Facing materials and detailing                 | <ul style="list-style-type: none"> <li>• KDP 9 of the SPD</li> <li>• Policy LP24 Design (d) (iii) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>              | Materials to match existing dwelling/roof.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ✓ |
| Roof style                                     | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> </ul>                                                                                             | Flat roof design considered acceptable, given the size, scale and                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | ✓ |

|                             |                                                                                                                                                                        |                                                               |   |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---|
|                             | <ul style="list-style-type: none"> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>                                   | siting of the rear extension. Also acceptable for the dormer. |   |
| Window proportions          | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | Full-length openings within rear elevation.                   | ✓ |
| Accessibility for all users | <ul style="list-style-type: none"> <li>• KDP 17 of the SPD</li> <li>• Policy LP24 Design (f)</li> <li>• Chapter 12 of the NPPF</li> </ul>                              | 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:

17, Douglas Avenue – located to the rear of the application property

A separation distance of ~13 metres is achieved between this neighbour and the rear elevation of the proposed extension. A site visit confirmed the first floor side-facing elevation of this neighbour is blank, except two ground floor windows likely serving a hallway/kitchen. This distance is considered acceptable in mitigating detrimental harm to overlooking/overshadowing/loss of privacy.

58, Lister Street – adjoined dwelling from north-west facing elevation

The extension would not project beyond the existing ground floor outrigger of this dwelling, therefore the extension would not be detrimental with regard to overshadowing/overbearing. The dormer would overlook the rear garden of this property and would not present any greater impact to privacy than that already exists.

|  |                                                                                                       |                         |                   |
|--|-------------------------------------------------------------------------------------------------------|-------------------------|-------------------|
|  | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b> | <b>Further comments</b> | ✓ /<br>X /<br>N/A |
|--|-------------------------------------------------------------------------------------------------------|-------------------------|-------------------|

|                                                                      |                                                                                                                                                       |                                               |   |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---|
| Impact on privacy of neighbours (to sides, rear and front)           | <ul style="list-style-type: none"> <li>• KDP 3 &amp; 4 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul> | Acceptable for the reasons above.             | ✓ |
| Impact on light and outlook of neighbours (to sides, rear and front) | <ul style="list-style-type: none"> <li>• KDP 4, 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>        | Acceptable for the reasons above.             | ✓ |
| Remaining garden space of application property                       | <ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul>      | Over half the garden space would be retained. | ✓ |

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?

|                             | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                 | <b>Further comments</b>                                                                                                                                                                                                          | <b>✓ / X / N/A</b> |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Impact on highway safety    | <ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | No alterations to highway access                                                                                                                                                                                                 | ✓                  |
| Parking provision           | <ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | One additional bedroom is proposed, bringing the total number on site to 3. As the property is located on a residential street where most dwellings do not have any off-street parking, the increase of 1 bedroom is acceptable. | ✓                  |
| Provision for waste storage | <ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> </ul>                                                                                 | None shown on plans however there is                                                                                                                                                                                             | ✓                  |

|  |                                                                                                                   |                                                |  |
|--|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--|
|  | <ul style="list-style-type: none"> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul> | 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?

|                                          | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                                | <b>Further comments</b>                                                                                                                                                                                                                     | <b>✓ / X / N/A</b> |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Impact on trees                          | <ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul> | N/A                                                                                                                                                                                                                                         | N/A                |
| Impact on ecology                        | <ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> <li>• Chapter 15 of the NPPF</li> </ul>                                       | Given the nature of the proposal, it is not considered reasonable to require biodiversity enhancements in this case.                                                                                                                        | ✓                  |
| Carbon Budget / Climate change statement | <ul style="list-style-type: none"> <li>• KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>• Policy LP51</li> <li>• Chapter 14 of the NPPF</li> </ul>                        | 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                  | <ul style="list-style-type: none"> <li>• KDP 14 of the SPD</li> <li>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>                                     | Most 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.                                                                                   | ✓                  |



Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

Plans and specifications schedule:-

| <b>Plan Type</b>                | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---------------------------------|------------------|----------------|----------------------|
| Application form                |                  |                | 12/03/24             |
| Climate change statement        |                  |                | 13/03/24             |
| Location Plan                   | PP-12880751v1    |                | 12/03/24             |
| Plans & Elevations -As Proposed | A(10)-01         |                | 12/03/24             |
| Site Plans - As Proposed        | A(10)-02         |                | 12/03/24             |
| Plans & Elevations -As Existing | A(00)-01         |                | 12/03/24             |

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.

The applicant's agent was contacted regarding the size of the rear dormer. In response, a justification of the scheme has been provided.

**Report Dated:**

30/04/24