

# 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>2024/62/90757/W</b>                                        |
| Site Address:         | 140, Newsome Road South, Newsome, Huddersfield, HD4 6JJ       |
| Description:          | Erection of single storey rear extension and dormer extension |
| 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: 21-May-2024**

## HOUSEHOLDER DELEGATED REPORT

|                                                   |                                                                                                                                    |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b>                         | 2024/90757                                                                                                                         |
| <b>Location</b>                                   | 140, Newsome Road South, Newsome, Huddersfield, HD4 6JJ                                                                            |
| <b>Proposal</b>                                   | Erection of single storey rear extension and dormer                                                                                |
| <b>Publicity end date</b>                         | 24 <sup>th</sup> April 2024*                                                                                                       |
| <b>Number of representations received</b>         | None                                                                                                                               |
| <b>Kirklees Local Plan Allocation/Designation</b> | The application site is unallocated within the Kirklees Local Plan but is located within a Strategic Green Infrastructure Network. |
| <b>Extension to Time (EoT)</b>                    | Yes <b>EoT Date:</b> 24/05/2024                                                                                                    |
| <b>Recommendation</b>                             | Conditional Full Permission                                                                                                        |

\*amended plans not re-publicised as these did not fundamentally change the development proposed.

|                                                                                                       | NO | YES |
|-------------------------------------------------------------------------------------------------------|----|-----|
| <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>                                                 | ✓  |     |

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
- 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 and Geodiversity
- **LP 31** – Strategic Green Infrastructure Network
- **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      | <p>Concerns were initially raised to the agent regarding the cumulative impact of the proposed extensions as the bungalow had been previously extended.</p> <p>The agent was pointed towards the 'comply or justify' principle in the SPD. This states that proposals which depart from the guidance set out in the SPD will need to provide a full justification. The council will be flexible where innovative and contemporary designs which enhance the appearance and character of an area are proposed.</p> <p>and therefore a justification statement alongside this application should be considered.</p> <p>The agent provided a justification statement which will be assessed alongside the proposed plans.</p> <p>It was also considered necessary to require that obscure glazing should be added to the window panels in the south west elevation to limit any direct or perceived overlooking.</p> <p>The agent sent amended plans which will be assessed in the following report.</p> |
| Parish/Town Council comments sought                  | No       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Planning History                                     | Yes      | <p>2021/94044 - Erection of single storey rear extension, roof remodelling, and removal of front porch – Conditional Full Permission.</p> <p>2022/93638 - Widening of existing vehicular access – Conditional Full Permission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| Consultations required | No |  |
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## **Assessment**

Description of development: single rear extension and a dormer extension.

### **Dormer**

The application seeks permission for a dormer extension.

The proposed dormer will be located to the rear of the property and will project 3.2m from the original roof slope. The dormer will have a width of 3.3m and an overall height of 1.5m with a gable roof form and will be set down from the original ridge line by 0.5m. this will create space for a third bedroom in the roof space.

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:

| <b>Dormer extensions should:</b>                                                            | <b><u>Yes - COMPLY</u></b>                                                                                                                  | <b><u>No - JUSTIFY</u></b> |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| relate to the appearance of the house and existing roof                                     | The dormer will be set well within the confines of the existing roof.                                                                       |                            |
| be designed in style and materials similar to the appearance of the existing house and roof | The dormer will be constructed from natural stone with a blue slate roof to match that of the existing dwelling.                            |                            |
| not dominate the roof or project above the ridge of the house                               | Due not the limited projection and width the dormer will be a subservient addition and will not dominate the roof of the existing dwelling. |                            |
| be set below the ridgeline of the existing roof and within the roof plane                   | The dormer will be set below the ridgeline of the exiting roof by 0.5m.                                                                     |                            |

|                                                                                                          |  |                                                                                                                                                                                                                                                 |
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| be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant |  | Due to differing land levels and various property styles there are no similar dormer windows within the rear elevation of the street scene. However, the proposed dormer is relatively smaller than others on the street and deemed acceptable. |
|----------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### Single storey rear extension.

The application seeks permission for the erection of a single storey rear extension.

The proposed extension will project 4m from the rear wall of the house and will have a width of 4.715m. The extension will have a height to the eaves of 2.5m and an overall height of 4m with a gable roof design. This will create space for a garden room with glazing on 3 elevations. It would be 2.1m from the boundary with no. 142 Newsome Road.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (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 that at least half the garden area is retained | The proposed extension maintains a reasonable size garden.                 |                            |
| Be set behind the original building, and not projecting beyond the sides                                             | The extension is set in from the side walls and only projects to the rear. |                            |
| Maintain external access to the rear garden                                                                          | External access to the rear garden will be maintained.                     |                            |
| <b>Single storey rear extensions should:</b>                                                                         |                                                                            |                            |

|                                                                                                                                                         |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| be in keeping with the scale and style of the original house                                                                                            | Due to the extension being single storey in height, having an eaves height of 2.5m and extending less than half the width of the original house, the extension is considered a subservient addition: even taking into account the cumulative impact of previous extensions to the dwelling. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| not normally cover more than half the total area around the original house (including previous extensions and outbuildings)                             | The extension will not cover more than half the total area of the original house. This includes the previous rear extension.                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| not exceed 4 metres in height                                                                                                                           | The extension will not exceed 4 meters in height.                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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 house is detached however due to a previous rear extension the projection from the original rear wall will be 7.3m. The agent justified this departure from the SPD by stating 'The additional projection is justified by the limited impact it will have on the neighbour, this is because there is a considerable gap from the boundary of 2.1m, and the height of the eaves is 2.5m, furthermore there is a screen fence to the boundary and a gap of 4.6m from the extension to the neighbours dwelling. Both dwellings benefit from generous gardens, with the distance from |

|                                                                                           |                                                                               |                                                                                                                                                                                                                                                                                                                                                                  |
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|                                                                                           |                                                                               | the proposed extension to the eastern boundary being 13.5m.<br>In addition, there is an established precedent for extensions of a similar scale along Newsome Road South. Therefore, on balance this is considered acceptable. This has been considered acceptable in this isolated case based on individual circumstances that might not be material elsewhere. |
| where they exceed 3m in length the eaves height should generally not exceed 2.5 meters    | The extension will exceed 3m in height but will have an eaves height of 2.5m. |                                                                                                                                                                                                                                                                                                                                                                  |
| retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge | A gap of 2.1m will be retained from the property boundary.                    |                                                                                                                                                                                                                                                                                                                                                                  |

### Design and Visual Amenity:

140 Newsome Road South is a detached bungalow constructed from stone with a blue slate roof. The property benefits from garden amenity areas to the rear and front of the property. The side of the property is paving for off-street parking provision. It has previously been extended.

To the west, north and south of the property are residential dwellings which are primarily bungalows and to the east is a large expanse of open fields.

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> | <b>✓ /<br/>X /<br/>N/A</b> |
|--|-------------------------------------------------------------------------------------------------------|-------------------------|----------------------------|
|  |                                                                                                       |                         |                            |

|                                                |                                                                                                                                                                        |                                                                                                                                                                                                                                                 |   |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 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>                    | both the dormer and rear extension will be set back behind the front elevation of the property and will not be visible from public viewpoints as such it is concluded to have an acceptable impact upon 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>             | The harmonising roof forms of both the dormer and rear extension with the original dwellinghouse create a visually harmonised effect. Furthermore due to both having matching materials with the original house they are considered acceptable. | ✓ |
| 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> | The rear extension will be single storey in height and both extensions are proportionate in terms of height, scale and massing and would be subservient to the original house (taking cumulative impact into account) and wider street scene.   | ✓ |
| 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>              | The extensions will be constructed from natural stone and blue slate roof tiles to match that of the existing dwelling. A condition recommended to ensure the materials match those of the host property.                                       | ✓ |
| Roof style                                     | <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> | Gable roof form to the dormer and rear extension match that of other aspects on the original house.                                                                                                                                             | ✓ |

|                             |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                               |   |
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| 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> | Within the dormer two windows are proposed in the rear elevation. Within the single storey rear extension there are full length panel windows located to both side elevations and bifolding doors located to the rear elevation. Windows and doors in the side southwest elevation will be obscurely glazed. All windows visually acceptable. | ✓ |
| 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 general access arrangement. External access to the rear of the property will remain.                                                                                                                                                                                                           | ✓ |

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:

Due to the limited size of the dormer and its position well with the confines of the original roof it is considered that it will not create a significant overbearing or overshadowing impact. In addition due to it incorporating no windows with either side elevation it is considered that it will not significantly impact either neighbours privacy. Therefore, only the single storey rear extension will now be assessed upon its impact to neighbours amenity.

*The main properties affected are:*

- *138 Newsome Road South – Bungalow to the north of the application site. – impact to this property will be assessed below.*
- *142 Newsome Road South – Bungalow to the south of the application site.- There will be a separation distance of 2.1m from the extension to the boundary with this property. Due to the orientation of the property and being set back it is not considered that there would be adverse impact on light or overbearing impact, but privacy could be affected from side facing windows, as set out below.*

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

|                                                                      | the Kirklees Local Plan and the NPPF                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |   |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 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> | The justification statement explains the windows have been designed with a limiting width of 460mm. Further to this the ~1.8m fence will screen the proposed extension lessening the impact of the windows on this elevation. Still deemed necessary to have obscure glazing in the south west elevation, as shown on amended plans and controlled by condition. This would limit overlooking. It is therefore considered that this property will not experience any significant impact to their privacy. Around 7.5m from the boundary with no. 138 and this separation would mitigate any impact. | ✓ |
| 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>        | The justification statement explains that the additional projection has been mitigated by stepping the extension by 900mm, reducing its impact on neighbours. further to this the 2.1m separation distance to no. 142 means there will not be significant impact to levels of natural light. Both separation and orientation would remove undue impact on neighbours.                                                                                                                                                                                                                               |   |
| Impact on overbearing or overshadowing                               | <ul style="list-style-type: none"> <li>• KDP 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> </ul>                                             | The additional projection is justified by the limited impact it will have on the neighbours                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓ |

|                                                |                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                        |   |
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|                                                | <ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>                                                                   | and garden, this is because there is a considerable gap from the boundary of 2.1m to no. 142, and the height of the eaves is 2.5m, furthermore there is a screen fence to the boundary and a gap of 4.6m from the extension to the neighbours dwelling. This justification is considered acceptable. Significant separation to boundary with no. 138 overcomes impact. |   |
| 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> | 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:** 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>✓ /<br/>X /<br/>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> | N/A                                                                                | N/A                        |
| Parking provision        | <ul style="list-style-type: none"> <li>KDP 15 of the SPD</li> </ul>                                                                             | Although an additional bedroom is proposed there still remains adequate off-street | ✓                          |

|                             |                                                                                                                                                |                                                                   |   |
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|                             | <ul style="list-style-type: none"> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>                       | parking onsite to the front and side.                             |   |
| Provision for waste storage | <ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul> | 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:** 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>✓ /<br/>X /<br/>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>• Policy LP31</li> <li>• Chapter 15 of the NPPF</li> </ul>                | The site is within the Strategic Green Infrastructure Network (SGIN) therefore Policy LP31 of the Kirklees Local Plan is relevant. Given that the proposal is for residential extensions and alterations to a relatively modern bungalow, with the extensions mostly taking place over hard surfaced land, it is considered that the proposal would unlikely cause harm to protected species or | ✓                          |

|                                          |                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                      |   |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                          |                                                                                                                                               | compromise the role or function of the SGIN.                                                                                                                                                                                                                                                                                                                         |   |
| 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 which states that any existing materials will be re-used site where applicable and new materials will be sourced locally. | ✓ |
| 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>              | 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<br>✓ / X / N/A |
|---------------------------|------------------|--------------------------|
| None                      |                  | N/A                      |

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:** 2024/90757

**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.

4. The single storey rear extension shall not be first occupied until the door and windows in the south elevation of the extension hereby approved have been first glazed with obscured glass (minimum grade 2). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscured glazing shall thereafter be retained.

**Reason:** So as not to detract from the amenities of adjoining property by reason of loss of privacy and to accord with Policy LP24b of the Kirklees Local Plan, Principle 3 of the Council's adopted House Extensions & 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 |
|--------------------------|---------------|---------|---------------|
| Climate change statement | -             | -       | 13/03/2024    |
| Proposed elevations      | 2417-0302-P02 | 2       | 17/05/2024    |
| Proposed plans           | 2417-0301-P02 | 2       | 17/05/2024    |
| Existing plans           | 2417-0101-P01 | -       | 13/03/2024    |
| Existing elevations      | 2417-0102-P01 | -       | 13/03/2024    |
| Application form         | -             | -       | 13/03/2024    |
| Justification statement  | -             | -       | 09/05/2024    |

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 considered necessary to request a justification statement from the agent due to some aspects of the proposal departing from the SPD. It was also considered necessary to ensure that openings within the southwest elevation had obscure glazing to limit overlooking.

**Report Dated:** 20/05/2024