

**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:	2024/62/90778/W
Site Address:	291, Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SY
Description:	Demolition of existing conservatory and erection of single storey front and side extensions and 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: 03-May-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/90778
Location	291, Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SY
Proposal	Demolition of existing conservatory and erection of single storey front and side extensions and external alterations
Publicity end date	25 th April 2024
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is unallocated within the Kirklees Local Plan but is located within a Strategic Green Infrastructure Network.
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
- **LP30 – Biodiversity and Geodiversity**
- **LP31 – 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	No	
Parish/Town Council comments sought	No	
Planning History	Yes	<p>2022/91048 - Erections of extensions and external alterations, including refacing walls in stone, render and timber cladding. Conditional Full Permission – not implemented, the current application is a resubmission of this extant permission however in the event of any grant of planning permission, both consents could not be implemented as they are upon the same part of the site.</p> <p>2019/92956 – Increasing roof height to form first floor accommodation. Erection of porch and external alterations. Conditional Full Permission – not implemented.</p> <p>2009/92602 – Erection of single storey side extension. Conditional Full Permission.</p>
Consultations required		No

Assessment

The application seeks planning permission for the demolition of the existing conservatory and erection of single storey front and side extensions and external alterations.

The proposals seek to demolish the existing conservatory located on the western elevation and provide a new single storey extension. This will measure 7.1m x 3.2m with an overall height of 2.7m hosting a flat roof design. This will create space for a lobby area and an additional bedroom/office.

A single storey extension is also proposed to the east and south elevation which will measure 3.6m x 2.5m. This extension will be 2.2m to the eaves and will have an overall height of 3.9m with a dual pitched roof. This extension will create space for a new entrance to the house and a storage area.

External alterations also include the partial rendering of the existing dwelling, partial cladding of existing walls in natural stone slips. The garage door will also be replaced with a new roller shutter door

The Kirklees SPD sets out that front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

Single storey front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened	The house is set well back from the pavement and is well screened to the east and south. Although the dwelling is open to views to the west the proposed extension will replace the extension that currently exists on this elevation.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	Given their relatively small footprint and that they are single storey in height one with a pitched roof design to match the host dwelling and one with a flat roof design, it is considered that the proposals would appear subservient and in keeping with the original house and area. This also takes into account the scope of the extant permission	
The materials and design match the	The extensions are to be constructed/faced from	

existing features of the original house	natural local coursed stone for the external walls with the dual pitched roof surfaced in concrete roof tiles to match that on the existing property and the flat roof surfaced in single ply membrane insulation.	
The extension would not unreasonably affect the neighbouring properties	To be discussed in the residential amenity section of the report.	

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraph 5.17 on page 28 (and listed below) and if they do not, they need to be justified:

Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The extensions will not extend more than two thirds the width of the original house.	
not exceed a height of 4 metres	Neither would exceed a height of 4m. The flat roof extension will have an overall height of 2.7m and the dual pitched extension will have an overall height of 3.9m.	
be set back at least 500mm from the original building line to allow for a visual break	Both the extensions would be set back from the original building line by more than 500mm	

The Kirklees SPD sets out that on corner plots side extensions should comply with certain parameters set out at paragraph 5.23 on page 30 (and listed below) and if they do not, they need to be justified:

Single storey front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The extension creates two frontages each with windows overlooking the street		The proposed extensions would not have windows which face onto Heights Drive. However, this is considered acceptable due to the house being significantly set in from the street and will have limited views from public viewpoints.
The extension is set back from the existing building line on both streets	The extensions will be set back from the existing building line due to the layout of the existing dwelling.	
The extension follows the boundary treatment along both streets, in relation to its position, height and materials.	Both the extensions will be single storey in height and will have matching materials therefore will follow the boundary treatment on both streets.	

Design and Visual Amenity:

The application site refers to 291 Gillroyd Lane a large single storey detached bungalow in the area of Linthwaite. The property hosts an integral garage with a driveway to the front and benefits from a large amount of garden amenity space to the front rear and side. It is on a 'corner plot' between Gillroyd Lane and heights Drive. The surrounding development is residential with properties of varying age and style.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	Due to the property being within a large plot the extensions will be positioned a significant distance away from the streets and therefore will not have a significant impact on the street scene. This has taken into account that the dwelling is a corner plot and also that some existing extensions would be removed. The external refacing in white render for parts of the dwelling would not be incongruous in the street; there are other examples close by.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	Due to the extensions being single storey in height and having matching materials to that of the host property they are considered to be adequately subservient to the original house. As a holistic redesign of the dwelling, the additions and changes to the existing facing materials are considered acceptable.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Due to the small design of the extensions and the relatively large host property the extensions will be limited in terms of scale and massing and will not exceed a height of 4 metres.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	The extensions are to be constructed/faced in natural stone for the external walls to harmonise with elements of the existing and surrounding properties.	✓

Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The dual pitched roof will be surfaced in concrete roof tiles to match that on the existing property and the flat roof surfaced in single ply membrane insulation. This keeps the flat roofed extension below eaves height.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Within the west elevation there are proposed to be a new single door and two small windows. Within the south elevation no new windows are proposed but it is proposed that the size of an existing window will be increased. The south elevation will include a replacement single door with a panel of glazing to the side.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	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:

The main properties affected are:

38 Heights Drive – property to the east of the application site. – The impact on this property will be assessed below.

289 Gillroyd Lane - property to the north of the application site. - Given the location, orientation of the host dwelling to no.289 and the nature of the proposals with the extensions being proposed to the south of the dwelling, there are no significant concerns in respect to overlooking, overshadowing, or the proposals being overbearing on this neighbouring property on this occasion.

293 Gillroyd Lane - property to the south of the application site. - Given the scale and nature of the proposals, coupled with this large separation distance of 26m, there are no significant concerns with regards to overlooking,

overshadowing, or the proposals appearing overbearing in nature in this instance.

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Due to only a single door being proposed in the east elevation facing this property and the large ~2m existing hedge it is considered that the extension will not create any significant impacts to privacy to no. 289.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As the extension is to be single storey in height, screened by existing and mature hedging along the eastern boundary, and have a separation distance of around 13.5m, it is considered that there are no significant concerns in respect to overshadowing or have an overbearing impact to no. 289.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	N/A	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	Although the proposal does show an additional bedroom there still remains adequate onsite parking due to the existing large driveway.	✓
Provision for waste storage	<ul style="list-style-type: none"> • 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
Impact on trees	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 12 of the SPD 	The site is within the Strategic Green	✓

	<ul style="list-style-type: none"> • Policy LP30 • Chapter 15 of the NPPF 	<p>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.</p>	
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF 	<p>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 the extension will be highly insulated and all materials will be locally sourced.</p>	✓
Drainage and Flood Risk	<ul style="list-style-type: none"> • KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP 	<p>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.</p>	✓

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.

Plan Type	Reference	Version	Date Received
Proposed grouped plans and elevations	2024/008/03	-	14/03/2024
Existing grouped plans and elevations	2024/008/01	-	14/03/2024
Climate change statement	-	-	14/03/2024
Location plan	LP01	-	14/03/2024
Application form	-	-	14/03/2024

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 03/05/2024