

**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:	2024/62/90904/E
Site Address:	47, Hey Beck Lane, Woodkirk, Dewsbury, WF12 7QU
Description:	Erection of single storey side extension with external alterations
Recommending Officer:	Faiza Bano

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 04-Jul-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/90904	
Location	47 Hey Beck Lane, Woodkirk, Dewsbury, WF12 7QU	
Proposal	Erection of single storey side extension with external alterations	
Publicity end date	14 th June 2024	
Number of representations received	0	
Kirklees Local Plan Allocation/Designation	Unallocated	
Extension to Time (EoT)	Yes / No / N/A 04/07/2024	EoT Date:
Recommendation	Conditional Full Permission	

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

If 'No' to all above, proceed with a fast track report

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
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 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	Request to alter the description of development from ‘Erection of single storey side extension’ to ‘Erection of single storey side extension with external alterations.’.

Parish/Town Council comments sought (Kirkburton)	No	n/a
Planning History	Yes	<p><u>47, Hey Beck Lane, Woodkirk, Dewsbury, WF12 7QU</u></p> <p>Planning Ref: 2017/93096 Registration Date: 2017-09-08 Proposal: Erection of single storey rear extension Decision: FC - CONDITIONAL FULL PERMISSION Decision Date: 2017-10-27</p> <p><u>30, Hey Beck Lane, Woodkirk, Dewsbury, WF12 7QY</u></p> <p>Planning Ref: 2018/92865 Registration Date: 2018-09-04 Proposal: Erection of two storey side extension, single storey front extension, formation of widened driveway and dropped kerb Decision: FC - CONDITIONAL FULL PERMISSION Decision Date: 2018-10-24</p>
Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that two storey side extensions should comply with certain dimensions set out at paragraph 5.20 on page 29 (and listed below) and if they do not, they need to be justified:

Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
not extend more than two thirds of the width of the original house;	Yes – proposed extension does not exceed existing west facing external wall.	2

not exceed a height of 4 metres; and	Yes – in line with existing height	
be set back at least 500mm from the original building line to allow for a visual break		No – permission has been granted for similar extensions on neighbouring properties and it will not disrupt the frontage of the dwelling nor impact the aesthetic of the neighbourhood.

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

Summary of local street scene/character: The application property is a detached dwelling located in the middle of the street, within a residential strip immediately adjacent to open agricultural land on either side. The dwelling is a single storey bungalow of brick construction with tiled roofs. There is a clear building line with the frontages of properties comprising of similar projections along the road.

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 	Modest single storey side extension in a discrete location. There is a clear building line to the row of properties, however, the proposed extension does not go beyond this.	✓
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 	Would appear subservient by virtue of its width to the original building. No set back despite clear building line along the frontage of the row of properties – permission has been granted for	✓

		similar extensions on neighbouring properties.	
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 	As above.	✓
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 	Facing and roofing materials, along with opening details to match existing.	✓
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 	Pitch roof which matches the existing.	✓
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 	Proportions match the existing property.	✓
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 which would not change the existing access into / around the property.	✓

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:

- *Number 45 Hey Beck Lane (side) – located to the western side of the property and due to the detached nature of the dwellings, the proposed development will not directly impact number 45. Whilst there is a window within the side elevation of No.45, from the officer’s site visit, this appears to be of a secondary nature. It will, however, be visible. As such, extension is designed to ensure privacy to neighbours and will not produce conflict relating to light and outlook.*
- *Number 49 Hey Beck Lane (side) – located to the eastern side of the dwelling and will not be directly impacted as the proposed development is located to the western side of the property.*
- *Number 38 Hey Beck Lane (front) - Due to the limited projection of the proposed extension, there would be no impact to the frontage of the application site. Due to the height/scale, there will be no impact on the first floor.*
- *Land south of Hey Beck Lane (rear) – there is an outline application for residential development for this land. The proposed side extension at 47 Hey Beck Lane will not directly impact this proposed development and vice versa, by virtue of its siting, scale and design.*

	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 	Acceptable for the reasons set out above.	✓
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 above.	✓
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 	Rear garden would be unaffected by the proposed side extension.	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on highway safety	<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 	As above.	✓
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 plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on trees	<ul style="list-style-type: none"> • KDP 13 of the SPD 	n/a	n/a

	<ul style="list-style-type: none"> • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 		
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	Bat Alert layer - The building is in good order, well-sealed and unlikely to have any significant bat roost potential.	✓
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 	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. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.	✓
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 	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 ✓ / X / N/A
Impact on flooding	Addressed above under 'drainage and flood risk' consideration	✓

Plan Type	Reference	Version	Date Received
Existing Floor Plans	001		29-April-2024
Existing Elevations	002		29-April-2024
Grouped Plans and Elevations	003 - Proposed		29-April-2024
Proposed Site / Block Layout	004		29-April-2024
Location Plan	CCF_001353(1)		29-April-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 this application.

Report Dated: 25/06/2024