

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:	2024/62/91126/W
Site Address:	19, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Description:	Erection of single storey rear extension and hip to gable roof to garage
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.

John Holmes

AUTHORISED OFFICER

Date: 14-Jun-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/91126
Location	19, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Proposal	Erection of single storey rear extension and hip to gable roof to garage
Publicity end date	11 th June 2024
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated on the Kirklees Local Plan
Extension to Time (EoT)	No
Recommendation	Conditional Full Permission

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

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

Policy

National

National Planning Policy Framework (NPPF) December 2023
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed 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
- **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
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Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	88/06578 - Erection of 129 dwellings and garages with associated Leisure Facilities. Grated Conditionally.
Consultations required	No	

Assessment

Description of development:

The application seeks permission for erection of single storey rear extension and hip to gable roof to garage.

The plans show that the garages roof design will change from a hipped roof form to a gable roof form. This is considered acceptable as although there will be slightly more massing on the roof, this roof form will match that of the main dwelling and create a visually sympathetic addition.

The single storey rear extension will project 1.65m from the existing rear wall of the kitchen and 1m from the existing rear wall of the living/laundry room. The full width of the extension will be 8.6m and a height to the eaves of 2.5m with an overall height of 4.5m. The roof form will have a 'wrap around' appearance with part of the roof being of a lean-to design and part of the roof following on from the garages gable roof. This will create space for an open plan kitchen and dining area. The main construction materials will be brick for the walls and a concrete tiled roof to match the existing property.

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:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	Yes – the garden area to the rear and the amenity space to the front would be maintained.	

Be set behind the original building, and not projecting beyond the sides	Yes – the extension would be set behind the original building and not project beyond the side elevations	
Maintain external access to the rear garden	Yes – external access would be maintained.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	Yes – due to being single storey in height, having a limited projection and having a width which is less than the original house it is considered to be in keeping with the scale of the original dwelling. The usage of matching material and a lean-to/gable roof design means the extension is considered to be in keeping with the style of the original house.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Yes – does not cover more than half the total area around the original house.	
not exceed 4 metres in height		No – although part of the roof will exceed 4m in height this is considered acceptable in this case due to the roof design following on from the garage roof which creates a harmonised design.

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	Yes – the extension will only project 1.65m at its furthest point.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	N/A – doesn't exceed 3m projection.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	Yes – a gap of 1m would be maintained between the extension and the boundary.	

Design and Visual Amenity:

The application site refers to 19 Redwood Drive, a two storey detached property in the area of Bradley. The site benefits from garden amenity space to the front and rear and a driveway to the front which leads to an integral double garage. Planning history shows that the property was constructed around 1988 with other surrounding dwellings. Therefore the surrounding properties are residential with a similar design and style – many of these have been amended or extended in some way.

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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	Limited views from public vantage points as will be located to the rear. The change in roof form of the garage will be visible from the street however this will match the roof form of the original house so will appear visually sympathetic.	
Impact on original house	• KDP2 of the SPD	Considered to be acceptable on the basis of being single storey	

	• Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	and constructed from matching materials.	
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Single storey and not more than the width of the original house- appears proportionate when viewed from side elevations and height does not affect first floor windows.	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Materials to match – matching bricks for the walls and concrete tiles for the roof. Condition recommended to ensure this is the case.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Part of the roof will be of a lean-to design and part of the roof following on from the garage will be a gable roof.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	A three panel window and a double door are proposed in the rear elevation however these will replace the windows and door already in this elevation. An additional single window is also proposed in this elevation. Within the rear roof slope there are three roof lights proposed. There are no openings proposed within either side elevation and only a single door proposed within the north facing side elevation. No additional openings in the front elevation.	

Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alterations to general access arrangements.	
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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:

- 17 Redwood Drive – property to the north of the application site – impact to this property will be accessed below.
- 21 Redwood Drive – property to the south of the application site – due to the extension being proposed to the north of the property and the application property's conservatory already screening this part of the house it is considered that the extension will not cause any further overbearing or overshadowing impact. In addition due to no windows in the south elevation it is considered that privacy will also not be impacted
- 6 Langsett Croft – property to the east of the application site – due to a separation distance of 17m being maintained and a large hedge along the boundary with this property it is considered that residential amenity will not be significantly impacted.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Due to there being no windows proposed in the north side elevation it is considered that privacy to this property will not be significantly impacted.	
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	Due to a low eaves height of 2.5m and a ~2m fence along the boundary with No.17 it is considered that there will be limited additional loss of light or any	

		overbearing/overshadowing impact.	
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Acceptable level of remaining garden space.	

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

Highways and Parking:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Property hosts a driveway – no additional bedrooms proposed and existing parking arrangements would be unaffected. As such the proposal is considered acceptable in this respect.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plan however sufficient space within site boundary.	

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

Other matters: 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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	N/A	
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	While the site is within a bat alert layer, the small scale alteration to the host is not considered to have significant impacts to roosting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts the applicant of their private responsibilities if any signs of bats or potential to disturb those protected species are found.	
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions.	✓

Drainage and Flood Risk	- 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.	✓
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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
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: 2024/91126

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 development hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form	-	-	26/04/2024
Proposed site plan	04	-	26/04/2024
Location plan	1:1250@A4	-	26/04/2024
Existing and proposed elevations	02	-	26/04/2024
Existing and proposed floor plans	01	-	26/04/2024
Existing site plan	03	-	26/04/2024

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: 12/06/2024