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:	**2024/62/91308/W**
Site Address:	46, Beaumont Park Road, Beaumont Park, Huddersfield, HD4 5JP
Description:	Erection of two storey side extension to north eastern elevation, construction of canopy to south eastern and south western elevations, new bay window and associated alterations
Recommending Officer:	Laura Yeadon

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.

Julia Steadman

AUTHORISED OFFICER

Date: 01-Aug-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/91308
Location	46, Beaumont Park Road, Beaumont Park, Huddersfield, HD4 5JP
Proposal	Erection of two storey side extension to north eastern elevation, construction of canopy to south eastern and south western elevations, new bay window and associated alterations
Publicity end date	28th June 2024
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated – no coal mining risk – 'bat alert' layer on mapping system
Extension to Time (EoT)	Yes EoT Date: 2nd August 2024
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
- 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 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	**SUMMARY**
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	N/A	
Planning History	Yes	• 2016/94087 – single storey extensions – approved • 2017/92105 – non material amendment to 2016/94087 – approved

		• 2023/91274 – two storey side extension to north eastern elevation, construction of canopy to south eastern and south western elevations and associated alterations – approved and extant permission
Consultations required	No	

Assessment

The application seeks permission for a two storey side extension to north eastern elevation, construction of canopy to south eastern and south western elevations, new bay window and associated alterations. The application has been submitted following the granting of a similar scheme under application number 2023/91274 which is an extant permission with the proposal fully assessed as part of the decision making process. The main differences between the schemes are:

- Repositioning of the two storey side extension with the inclusion of a ground floor bay window and amended roof form – approved as pitched, amended to be hipped – altered fenestration details
- A new bay window to the side (west) elevation
- Continuation of canopy across the front elevation of the two storey extension

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraphs 5.16 and 5.20 on pages 28 and 29 (and listed below) and if they do not, they need to be justified.

Side extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Yes – projects 1.4 metres to the side beyond the WC projection to the side of the property – set in from shared boundary by approx. 4 metres	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Windows at ground floor and first floor within the side elevation would	

	decrease separation distances be 1.4 metres which is considered marginal	
Two storey side extensions should:		
Not take up all or most of the space to the side of a house	Yes – it would comply with this	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	Yes	
be set back at least 500mm from the front wall of the house		No – it would not be set back however the front elevation would be in keeping with the existing by replicating the exiting bay window – to set the extension back would have compromise the resultant visual appearance and therefore considered acceptable in this isolated case

Design and Visual Amenity:

Street scene consists of large semi-detached or detached properties with a mix of styles/materials and organic additions to the original in large grounds. Generally characterised as a pleasant, leafy and residential area. Natural stone a dominant material used in street scene to properties and boundary treatments.

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	Minimal impact – property is well set back from the highway on both front and rear elevations. Use of natural stone and slate material will harmonise the extension and alterations with the street scene	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Limited impact – extension would infill the front section of the property – subservient structure – additional bay windows to front and side elevation in keeping with the feature evident/existing on the front of the property – canopy would be slightly extended to that previously approved – also considered acceptable	✓
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	All works considered subservient and visually smaller than the host property, therefore acceptable	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	All to match the existing	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Hipped roof to two storey extension – in keeping with – lean-to canopy also acceptable	✓
Window proportions	• KDP 1 and 2 of the SPD	In keeping with existing proportions	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF		
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no change to access arrangements	✓

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:

- No. 27 Woodside Road (set close to highway and not directly adjacent to the host) – side elevation openings would face the garden area to this property – extension would be set in from the shared boundary with the openings being secondary as the primary windows would be south-facing towards the garden area of the host property – limited impact on overshadowing or being overbearing
- 46A Beaumont Pak Road – detached property to the south-east – minimal impact from the canopy or proposed side elevation bay window

	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	See above	✓
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	See above	✓

Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	See above	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Little impact from proposed works due to the size of the plot	✓

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	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Ample off-street parking for the property	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Not shown on plan however significant space within the site to accommodate off-street parking for a number of vehicles	✓

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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	None	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	With a 'bat alert' layer on mapping system – footnote shall be attached to decision notice to ensure the protected species are not impacted on as a result of the works	✓
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. A Climate Change Statement has been submitted with this application.	✓
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.	✓

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	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: 2024/91308

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, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15 and 16 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12, 14 and 15 of the National Planning Policy Framework.

3. The external walls and roofing materials of the canopy and 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 LP1, LP2, and LP24 of the Kirklees Local Plan, Key Design Principles 1, 2 and 9 the Council's adopted House Extensions and Alterations Supplementary Planning Document and Policies within Chapter 12 of the National Planning Policy Framework.

NOTE: The Council's GIS system indicates that a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone to intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan – propose block plan	Sheet 001 – Rev: A		8th May 2024
Existing elevations and floor plans	Sheet 002 – Rev: A		8th May 2024
Proposed elevations and floor plans	Sheet 003 – Rev: A		8th May 2024
Climate Change Statement	Appendix A		21st May 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: 31st July 2024