

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:	2024/62/91409/W
Site Address:	61, Hill Grove, Salendine Nook, Huddersfield, HD3 3TL
Description:	Erection of single storey rear extension and associated alterations
Recommending Officer:	Joanna Rednall

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: 17-Jul-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/91409
Location	61, Hill Grove, Salendine Nook, Huddersfield, HD3 3TL
Proposal	Erection of single storey rear extension and associated alterations
Publicity end date	28 th June 2024
Number of representations received	None received
Kirklees Local Plan Allocation/Designation	Unallocated
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	✓	

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) 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

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	
Parish/Town Council comments sought	No	

Planning History	Yes	2005/92157 – ERECTION OF 2 STOREY EXTENSION <i>CONDITIONAL FULL PERMISSION</i>
Consultations required	No	

Assessment

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

The measurements of the extension are as follows:

- ~3.8 metre projection
- ~5.2 metre width
- ~2.2 metre eave height
- ~3.5 metre ridge height

The extension would be irregularly shaped and partially lie flush with the existing rear two-storey extended outrigger for ~1.8 metres. The projection of the extension then increases by ~1.2 metres beyond the existing rear elevation of the host. The side elevation of the rear extension would lie flush with the host property. To the rear of the dwelling, block paving is proposed. The existing block paved patio would be extended along the rear and side elevations of the extension.

The extension would be constructed from brick to match the host property with a lean-to and gable roof above.

With regard to fenestration, there would be one obscure glazed window within the rear elevation that would serve a bathroom. Patio doors are also proposed within the rear elevation which would serve a bedroom.

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	At least half the garden area would be retained.	
Be set behind the original building, and not projecting beyond the sides	The extension would be set behind the original building and would not	

	project beyond the sides.	
Maintain external access to the rear garden	External access would be retained.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	In keeping materials that would match the host – brick for the walls and tile roof. Single storey in height and proportionate to the existing dwelling.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	The proposed extension, as well as previous extensions, would not cover more than half the total area around the original house.	
not exceed 4 metres in height	The maximum height would be ~3.5 metres.	
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 property is detached, and the maximum projection would be ~3.8 metres.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The extension would exceed 3m in length however the eaves height would be ~2.2 metres.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A ~0.85 metre gap from the south-east facing boundary would be retained.	Although against SPD guidance, the extension would follow an established building line. It is considered there would be no visual benefit in setting the extension in by a whole metre and it would be unreasonable of the LPA to request

		such an amendment in this case.
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Design and Visual Amenity

Summary of local street scene/character:

The application property is set within a wider residential area comprised of detached dwellings. Adjacent to the site is predominantly two-storey properties with the dominant construction materials being stone to the front ground floor elevations and brick to the sides and first floor elevations. To the east of the site are bungalows constructed from stone and brick. Properties appear to benefit from small driveways or gardens to the front, alongside private amenity space to the rear. Boundary treatments consist of hedging and short brick walls.

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 impact due to being located to the rear with limited views from public vantage points. The extension is relatively small scale and proposed materials are to match the host and surrounding development.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The extension would be subservient in height and would not dominant the rear elevation. The proposed brick matches the appearance of the existing house and is considered to be 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	The height of the extension does not exceed 4 metres. The scale and massing are deemed to be acceptable, with the projection, height and width all being classed as subservient when being compared against the host dwelling.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Brick walls and tile roof to match the host.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Lean to and gable in design to match the host.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Window and patio doors within the rear elevation considered acceptable.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Accessibility to the proposed extension can be gained through the host dwelling and through glazed patio doors within the extension.	✓

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:

- 59, Hill Grove – detached dwelling neighbouring the application site to the south-east
- 63, Hill Grove – detached dwelling neighbouring the application site to the north-west
- 40, Maplin Avenue – detached dwelling neighbouring the application site to the rear

	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	The extension does not have any windows proposed on the side elevation facing towards No.59 or No.63. Because of this, the privacy of these neighbours would be retained. The proposed patio doors would be sited ~9 metres from the rear/shared boundary with No.40 Maplin Avenue. Given the single storey nature of the proposed development and existing screening, it is considered that the privacy of this neighbour would not be detrimentally harmed as a result of the extension.	✓
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	The proposed extension is located ~0.85 metres off the shared boundary, contrary to the SPD. The existing rear elevation of No.59 is set ahead of the application property; however, the proposed extension would project ~2 metres beyond this.	✓

		Sunlight calculator software has been used to confirm that any potential overshadowing would only potentially occur during the evening, meaning it is not considered to pose detriment to residential amenity or the living conditions within No.59. The existing two-storey rear extension at No.61 would mitigate any detrimental impacts to overshadowing/ loss of light to No.63.	
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Whilst the proposed extension would use space located in the rear garden, there would be adequate outdoor space retained to be used by current and potential future occupants, therefore, the proposal is acceptable in this regard.	✓

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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	There are no proposed changes to highway access with the proposal. The development is considered to be acceptable in relation to highway safety.	✓

Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The proposed development would result in an additional bedroom to the ground floor. The property benefits from a driveway to the front that would provide sufficient space for additional off-street parking within the site.	✓
Provision for waste storage	• 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 accommodate waste storage.	✓

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	N/A	✓
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 received		✓

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: 2024/91409

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 extension 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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			17/05/2024
Climate change statement			23/05/2024
Location Plan	AR-0759 PL01		17/05/2024
Site Plan as Proposed	AR-0759 PL03		17/05/2024
Site Plan as Existing	AR-0759 PL100		17/05/2024
Plan and Elevations as Existing	AR-0759 PL100		17/05/2024
Plans and Elevations as Proposed	AR-0759 SK200		17/05/2024

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 not considered necessary to seek any amendments/further information during the course of this application.

Report Dated:

09/07/2024

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