

**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:	2024/62/91543/W
Site Address:	75, Gramfield Road, Crosland Moor, Huddersfield, HD4 5QE
Description:	Erection of single storey rear extension and extension above garage, erection of rear dormer, erection of extension and alterations to garage to form games room
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.

John Holmes

AUTHORISED OFFICER

Date: 16-Aug-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/91543
Location	75, Gramfield Road, Crosland Moor, Huddersfield, HD4 5QE
Proposal	Erection of single storey rear extension and extension above garage, erection of rear dormer, erection of extension and alterations to garage to form games room
Publicity end date	8 th August 2024
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated land
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

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 9: Construction materials
- 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	N/A
Parish/Town Council comments sought	No	N/A
Planning History	Yes	2023/91824 – single storey rear extension, extension above garage and rear dormer – approved 2024/90083 - single storey rear extension, extension above existing garage and rear dormer with associated alterations – approved
Consultations required	No	N/A

Assessment

The application has been submitted for the erection of a single storey rear extension, an extension above existing garage and a rear dormer with associated alterations. It is noted that the application has been submitted following the recent approvals of permission under application number 2023/91824 and 2024/90084.

The main difference between the previous proposals were that previous approval (ref: 2024/90084) it was proposed that the width of the garage would be increased.

It would appear that the plans, on the whole, are similar to the most recent 2024 scheme with the exception of a larger dormer with the rear elevation roof slope. The proposal includes the following:

Single storey rear extension

- Set in from side elevation of property by 0.5 metres lying flush with side elevation adjacent to attached garage
- 2.3 metres in projection
- 3.2 metres in height with a parapet roof
- Stone to road facing elevation, render to rear elevation facing neighbour

Garage conversion

It is proposed to convert the garage to a games room however the property hosts full permitted development rights and therefore this element of the scheme does not require planning permission. A previous condition indicates that permitted development rights have been removed from the property, but the condition relates to obscure glazing within the rear elevation of the single storey extension.

The dimensions of the garage would be increased and the garage extended from the existing. The existing garage dimensions are 3.4m x 7m and the proposed garage dimensions are 4.25m x 7m. The extension would tie into the eaves and ridge height of the garage as well as the front and rear elevations. This element of the scheme was granted as part of the most recently approved scheme (2024/90084).

First floor extension over garage

- Lying flush with the extended ground floor elevations of the garage
- Eaves height and ridge height a continuation of the existing
- Stone to front elevation and render to side elevation

Rear dormer

- Within existing rear roof slope

- Set up from eaves by 0.3m
- 8.6m in width
- 2.6m in height being set down from the ridge of the dwelling by 0.3m
- Grey timber effect cladding for the walls with a rubber roof

Alterations

The proposed alterations include converting the garage door to double patio doors and rooflights within both the front and rear elevations.

The Kirklees SPD sets out that dormer extensions should comply with certain parameters set out at paragraph 5.4 on pages 31 and 32; single storey extensions should comply with the parameters set out in paragraphs 5.1 and 5.6 on pages 23 and 24 and; first floor/side extensions should comply with paragraphs 5.16 and 5.22 on pages 28 and 30 (and all listed below) and if they do not, they need to be justified. In addition, the property is on a corner plot and therefore paragraph 5.23 is of relevance:

Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof	Yes – set within the confines of the existing roof	
be designed in style and materials similar to the appearance of the existing house and roof		No – grey timber effect cladding proposed – although this can be a suitable material for dormer extensions, it is considered appropriate to require this material to be dark grey to match colour of existing roof
not dominate the roof or project above the ridge of the house	Yes – set up from gutter line and down from roof ridge with a sloped roof	
be set below the ridgeline of the existing roof and within the roof plane	Yes – it would comply with this	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	Yes – other dormer extensions within the immediate vicinity varying in position, size and scale	

Rear extensions should:		
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained		No – However there is already limited space to rear of property due to siting and orientation of property within plot – garden areas to front and side (which provides usable private amenity space currently) would be retained. It is noted the extension to this elevation would likely be Permitted Development
Be set behind the original building, and not projecting beyond the sides	Yes – it would comply with this	
Maintain external access to the rear garden		No – however limited space to rear of property. As above, there is a realistic fall back this element of the proposal could be undertaken.
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	Yes – single storey flat roof extension	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Yes – it would comply with this	
not exceed 4 metres in height	Yes – it would comply with this	
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 – it would comply with this	

where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	N/A	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		No – 0.4m would be retained – however property hosts full permitted development rights and therefore a single storey rear extension could be constructed without planning permission
Side extensions should:		
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Yes – adjacent to double garage to 4 Stonefield Avenue – non habitable accommodation – as previously assessed	
Position windows to minimise or avoid any potential overlook into neighbouring gardens	Yes – first floor openings would be limited to roof lights – ground floor alterations to fenestration do not require planning permission	
Two and first floor side extensions should:		
ideally be visually smaller in relation to the original house	Yes – the extended garage and first floor extension are as previously assessed and approved	
be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house		No - to set the roof extension back from the front elevation of the property and set it down would result in a visually awkward appearance – therefore being flush with the front elevation and roof line would have a better visual appearance – as previously assessed

have a roof design that follows the form of the existing roof	Yes – the roof line would be a continuation of the existing	
retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens		No - a 0.9m gap would separate the side elevation of the structure with the boundary of the site – it is not considered that the loss of a 0.1m separation would be detrimental to visual amenity
Corner plots should:		
Facing in both directions to create two frontages, each with windows overlooking the street	Yes – the proposed rear extension would have a side elevation opening facing the street – all other openings are as existing	
Be set back from the existing building line on both streets	Yes – the extensions would not encroach any further towards the roadsides than the existing building lines	
Follow the boundary treatment along both streets, in relation to its position, height and materials	Yes – the submitted plans do not indicate any changes to the proposed boundary treatments	

Design and Visual Amenity

Summary of local street scene/character: Detached bungalow with attached single storey flat roofed garage. Set back from the roadside by a partially paved and partially lawned front garden. Garden areas to the front and side with a paved area to the rear. Set within a corner plot facing Gramfield Road with Stonefield Road running along the eastern side boundary. Adjacent to the site on Gramfield Road are the garages to No. 4 Stonefield Avenue which area set on a higher ground level.

Surrounding development consists of mainly detached and semi-detached dwellings which are predominantly bungalows and vary in terms of style and design.

At the time of the site visit for the previous application, works had commenced on site.

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 	<p>Rear extension has a limited projection due to extent of curtilage – limited view from public vantage points due to location</p> <p>Dormer extension located within the existing rear roof slope – dormers to front and rear elevations of neighbouring dwellings – larger dormer than previously approved however would be within the existing rear elevation roof slope and not the extension over the garage. Realistic fall back position that a level of development of the roof space could be undertaken by utilising permitted development rights .</p> <p>Side extension would be a continuation of existing building lines. Cumulatively, acceptable impact on local character and street scene</p>	✓
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 	<p>Rear extension – limited in terms of size and scale and therefore subservient – materials facing roadside would match existing</p> <p>Dormer – located to the rear therefore limited impact from front</p>	✓

		<p>elevation street scene – set in from side elevation of original house and also proposed roof extension over the garage</p> <p>Side extension – in keeping with existing house by having a roof line being a continuation of the existing albeit a wider structure than previously approved</p>	
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 	<p>Rear extension – limited in projection and height – subservient to host property</p> <p>Dormer extension – wider than that previously approved however would be set behind the ridge of the adjacent dwelling</p> <p>Garage and first floor extension – in keeping with existing roof line – single storey building retained as such</p>	✓
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 	<p>Rear extension – stone to road facing elevation – render to rear elevation – due to proximity to boundary, render considered acceptable</p> <p>Dormer – grey timber effect cladding – other clad dormers within the street scene therefore acceptable</p> <p>Garage and first floor extension – tiles to match the existing which is considered acceptable</p>	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) 	Rear extension – flat roof which due to location is acceptable	✓

	<ul style="list-style-type: none"> and (d) of the KLP Chapter 12 of the NPPF 	<p>Dormer – slightly sloped roof line – reduces bulk and massing from being a flat roofed structure</p> <p>Garage and first floor extension – would follow the pitch and height of the existing roof</p>	
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 	<p>Rear extension – openings within both side elevations and rear extension in keeping</p> <p>Dormer – openings acceptable in relationship with proposed ground floor openings in rear extension</p> <p>Garage and first floor extension – roof lights proposed which area considered acceptable</p>	✓
Accessibility for all users	<ul style="list-style-type: none"> KDP 17 of the SPD Policy LP24 Design (f) Chapter 12 of the NPPF 	<p>Private domestic extensions to property – no alterations to existing access arrangements</p>	✓

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:

- 4 Stonefield Avenue – garage structures within rear garden adjacent to application site – garage buildings set up from the application site – limited impact on these buildings as set back from application site and therefore minimal harm to residential amenity
- 3 Stonefield Road – side elevation facing rear elevation of application site – no openings within side elevation – due to application site being located to the north of this property, limited impact in terms of overshadowing or being overbearing – windows within rear elevation of single storey rear elevation can be obscurely glazed by condition – enlarged dormer would face the roof slope of this property and therefore minimal concerns

- 136 and 138 Gramfield Road and 10 Stonefield Road – facing properties – no reduction in separation distance and therefore limited harm to these dwellings

	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 	<p>Rear extension – openings within side elevations would not reduce established separation distances and windows within rear elevation could be obscurely glazed – condition to be imposed</p> <p>Dormer extension – this would contain a large opening facing the side elevation roof slope of No. 3 Stonefield Road – there is a permitted development fall back position – increase in width would face the roof slope of this property</p> <p>Garage and first floor extension – openings would be roof lights and therefore limited impact</p>	✓
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 	<p>Rear extension – limited loss of light as neighbouring side elevation hosts no openings and proposed structure is single storey – as previously assessed</p> <p>Dormer extension – limited impact as works would be within existing roof form</p>	✓

		Garage and first floor extension – limited impact as the rear elevation of the garage structure is set back from the rear elevation of the main dwelling – also located to the north of the neighbouring dwelling – as previously assessed	
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Limited impact – see 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 	Amenity space to front and side would be retained	✓

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	N/A
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP 	Loss of parking within garage conversion – permitted development	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	<p>4 no. bedrooms requires 3 no. parking spaces with 2 shown on plan</p> <p>On street parking not oversubscribed and no parking restrictions therefore on balance, acceptable</p>	
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	✓
Impact on ecology	<ul style="list-style-type: none"> KDP 12 of the SPD Policy LP30 Chapter 15 of the NPPF 	N/A	✓
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. A	✓

		Climate Change Statement has been submitted with this application.	
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
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: 2024/91543

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 and LP51 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16 and 17 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 12 and 14 of the National Planning Policy Framework.

3. The materials of construction of the external walls of the single storey extension to rear and roofing material of the extension to the garage 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, 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.

4. The hereby approved dormer window shall be constructed from external materials which consist of either slates that are vertically hung and which, in all respects match those used on the existing roof, or cladding which is of a dark grey colour finish. These materials of construction and colour finish shall thereafter be retained.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Principles 1, 2 and 9 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

5. The development shall not be occupied until the windows in the rear elevation of the single storey rear extension hereby approved have been obscure glazed to a minimum privacy grade 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing shall thereafter be retained for the lifetime of the development.

Reason: So as not to detract from the amenities of adjoining property by reason of loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan, principle 3 of the House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing elevations	UD-539-01		30 th May 2024
Existing floor plans	UD-539		30 th May 2024
Proposed site plan	UD-539		30 th May 2024
Proposed elevations	UD-539-01		30 th May 2024

Plan Type	Reference	Version	Date Received
Proposed floor plans and location plan	UD-539		30 th May 2024
Climate Change Statement	Appendix A		30 th 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: 14th August 2024