

**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:	2024/62/91855/W
Site Address:	118, Sycamore Avenue, Golcar, Huddersfield, HD3 4SH
Description:	Erection of two storey side extension
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: 29-Aug-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/91855
Location	118, Sycamore Avenue, Golcar, Huddersfield, HD3 4SH
Proposal	Erection of two storey side extension
Publicity end date	13/08/2024
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	No	120, Sycamore Avenue – 2002/90009 ERECTION OF 2-

		STOREY EXTENSION (<i>CONDITIONAL FULL PERMISSION</i>)
Consultations required	No	

Assessment

The application seeks permission for a two storey side extension.

The measurements are as follows:

- 3.3m width
- 7m depth
- 5.3m eave height
- 8m eave height

The extension is to be constructed from brick with a gable roof infilled with concrete tiles. The extension would lie flush with the front and rear elevation of the host property. Internally, the extension would provide a utility, wc and snug at ground level with two additional bedrooms proposed to the first floor.

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. In addition, the proposal site lies within a corner plot and therefore paragraph 5.23 of the SPD is also of relevance:

Side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Yes	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Yes	
Two storey side extensions should:		
Not take up all or most of the space to the side of a house	The extension would not take up most of the space to the side of the house and would retain	

	a suitable level of external amenity space to the front, side and rear of the dwelling.	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	The extension retains a gap of over 1m to each side boundary.	
be set back at least 500mm from the front wall of the house	<u>The extension lies flush with the front elevation of the house.</u>	In this case, the adjoining neighbour (No.120, Sycamore Avenue) benefits from a two-storey side extension (ref: 2002/90009) that is not set back from the front wall of the house. The proposed extension at No.118 would be continuing these established design principles in relation to No.120, and therefore there would be no design benefit in requesting a 500mm set back. As such, the lack of a setback is considered to be acceptable in this instance and there would be no opportunity for a terracing effect to be created.
Corner plots should have:		
Facing in both directions to create two frontages, each with windows overlooking the street	The extension proposes an active frontage to side elevation.	
Being set back from the existing building line on both streets	<u>The extension is not set back from existing building lines.</u>	Acceptable for the reasons above.

Following the boundary treatment along both streets, in relation to its position, height and materials	The existing boundary treatment is retained as part of this proposal.	
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Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character:

118, Sycamore Avenue is a two-storey semi detached property constructed from brick. The property benefits from a lawned garden to the front, side and rear with boundary treatments consisting of hedges. The site is located within a wider residential area consisting of semi detached and terrace properties, with the dominant construction material being brick. To the north-west of the site is a convenience store.

Consideration has been given here in terms of the proposal's 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 	Adjoined neighbour No.120 benefits from a two storey side extension of similar size. The proposed materials match those on the host property, therefore in keeping with the appearance of the street scene.	✓
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 	Although the extension is not set back or set down in relation to the host property, the extension appears proportionate to the main house and would not over dominate the site.	✓

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 	Matching eaves and ridge height to the host property. The width of the extension is modest and appears proportionate in scale to the host.	✓
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 	Materials to match existing – brick walls and concrete tiles for the roof.	✓
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 	Gable roof design to match host property.	✓
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 	In keeping with existing openings in terms of design.	✓
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 – no alterations to general access arrangements.	✓

The design of the proposal is therefore acceptable and accords with policy 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:

120, Sycamore Avenue – adjoining neighbour

The extension would be constructed on the opposite side of the host property to this adjoining dwelling and as such would have no detrimental impact in terms of overlooking, overshadowing or overbearing.

78, Elmfield Avenue – located east of application site

The extension is set away from the shared boundary by approximately 6 metres. Due to the limited additional width, there would not be significant increase in overshadowing or overbearing. The fenestration proposed would be to the first floor with limited potential for overlooking. For these reasons, the proposal would have an acceptable impact upon the amenity of these neighbours.

97 & 95, Sycamore Avenue – located opposite the application site

The properties on the opposite side of the road are some 32m from the host property. Given the substantial separation, the proposed side extension would have no impact on the amenities of the occupiers of the neighbouring properties opposite.

116 Sycamore Avenue – located to the south of the application site

This property is located a significant distance from the application site, and separated by the road (Elmfield Avenue). The ground floor of the extension would be screened by the existing established boundary hedge. As a result of this, there would be a limited impact upon the amenities of the occupants of this property.

	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 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 	Acceptable for the reasons above.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD 	Acceptable for the reasons above.	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (b) • Chapter 12 of the NPPF 		
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 	Acceptable for the reasons above.	✓

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 	No alterations to highway access.	✓
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 	The proposal will result in some intensification of the domestic use, with the total number of bedrooms on site increasing from 3 to 4. However, the parking area to the front of the property would not be affected by the proposed extension and is considered to represent a sufficient provision.	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) 	None shown on plans, however there is sufficient space within the red line boundary to	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	accommodate bin storage.	
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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 Policy LP24 Design (d) (i) (iv) Policy LP33 Trees Chapter 12 of the NPPF 	N/A	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	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.	✓

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	-	-	02/07/2024
Location Plan	PP-13170112v1	-	02/07/2024
Climate change statement		-	08/07/2024
Existing Plans	HAD3887-01	-	02/07/2024
Existing Elevations	HAD3887-02	-	02/07/2024
Proposed Plans	HAD3887-03	-	02/07/2024
Proposed Elevations	HAD3887-04	-	02/07/2024
Existing & Proposed Sections	HAD3887-05	-	02/07/2024
Street Scene Elevations	HAD3887-06	-	02/07/2024
Site Plans	HAD3887-07	-	02/07/2024

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: 28/08/2024

