

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:	2024/62/91970/W
Site Address:	Calgary, 5, Hebble Drive, Netherthong, Holmfirth, HD9 3XU
Description:	Erection of single storey side and rear extension with associated internal and external works
Recommending Officer:	Molly Storer

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 19-Sep-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/91970
Location	Calgary, 5, Hebble Drive, Netherthong, Holmfirth, HD9 3XU
Proposal	Erection of single storey side and rear extension with associated internal and external works
Publicity end date	19 th September 2024
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Unallocated in the Kirklees Local Plan. However, the site is located within the Strategic Green Infrastructure Network and within Holme Valley Neighbourhood Development Plan area, designated Landscape character area LCA 4: River Holme Settled Valley Floor.
Extension to Time (EoT)	Yes EoT Date: 20 th September 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	✓	

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
- 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 31** – Strategic Green Infrastructure Network
- **LP 51** – Protection and improvement of air quality

Holme Valley Neighbourhood Development Plan (HVNDP):

- Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley.
- Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.
- Policy 12 – Promoting Sustainability.
- Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

Landscape character area LCA 4: River Holme Settled Valley Floor.

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	Yes	Holme Valley Parish Council – No comment
Planning History	No	
Consultations required	No	

Assessment

The application seeks planning permission for the demolition of the existing single storey rear extension and erection of a single storey side and rear extension.

The extension in part will project 4.5m from the rear (south) elevation.

The single storey extension to the side would project 4.2m from the original side wall, extending 4.4m of the depth of the dwelling and 4.5m beyond the rear wall wrapping across the dwelling by 8.5m. The roof would be of an adjoining flat roof design connecting both elements.

The materials proposed are to be coursed natural stone for the walls to match the existing property and single ply membrane for the flat roof with a roof lantern.

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 – there is a large garden area to the rear more than half of this will be retained.	
Be set behind the original building, and not projecting beyond the sides		No – the extension projects 4.2m beyond the side elevation. However, this is justified as the original attached garage, located on a similar footprint to the side elevation, results in massing beyond the side boundary. The removal of this and the addition of the extension will not cause additional significant visual impact. Furthermore, this is considered acceptable in this case due to the front elevation of the extension being set back from the road by a large driveway and front garden.
Maintain external access to the rear garden	Yes – the plans show that external access will 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 and not impacting first floor windows, the extension will be in keeping with the scale of the original house. The proposed coursed stone as the main construction material	

	will match the host property.	
Not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Yes – the extension will not cover more than half of the total area around the original house.	
Not exceed 4 metres in height		No – due to the topography of the site and the front of the site being at a lower ground level means that at the front of the property the extension will measure 3.4m from the ground level to the roof ridge. However, this is only the case for approximately 3.8m whereby after this towards the rear, and including the rear extension, the overall height will be 3m above ground level.
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		No - the property is detached and the extension will project 4.5m from the rear. However, this is considered acceptable due to the existing garage projecting 3.6m beyond the rear wall of the original dwellinghouse. It is concluded that the additional metre will not cause any significant further harm.
Where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		No – the extension will exceed 3m in height and due to the flat roof design the eaves height will be that of the overall height. However, in this instance due to neighbouring properties being situated at a

		significant distance away and the overall height being limited it is considered that the additional 0.5m in height would not be reason for refusal in this case.
Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	Yes – a distance of 1 metre will be retained to the property boundary.	

As the extension extends beyond the side elevation of the dining/kitchen area it is also considered a side extension and therefore will also be assessed in relation to this.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16 and 5.17 on page 28 (and listed below) and if they do not, they need to be justified.

Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Yes – the extension would not be built up to the boundary of No.3 limiting the impacts. The gap will allow for reasonable levels of natural light into the side elevation of No.3.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Yes- there are no windows within the east side elevation. There is only a single window which is not considered to significantly impact the neighbouring property.	
Single storey side extensions should:		
Not extend more than two thirds of the width of the original house	Yes – the extension will have a projection of 4.5m behind the side wall of the original house whereas the original width is 9.7m.	

not exceed a height of 4 metres	Yes – maximum height of 3.4m.	
be set back at least 500mm from the original building line to allow for a visual break	Yes – set a significant distance behind the original building line.	

Design and Visual Amenity:

LCA 4: River Holme Settled Valley Floor

The River Holme flows in its valley from Holmbridge through Hinchliffe Mill and Holmfirth to Thongsbridge. Mixed semi-natural woodlands are found in places along the river with further woodland pockets on the valley sides. Above the settled valley floor, the upper slopes are characterised by pastoral fields divided by stone walling.

Key Landscape Characteristics are:

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

Key Built Characteristics are:

- Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area's former textile industry.
- Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads.
- Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre.
- Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage.
- There are mixed areas of historic and more recent residential and commercial developments.

Summary of local street scene/character:

5 Hebble Drive is a stone-built bungalow with a gable roof which has further living accommodation in the attic and a front and rear dormer. It has an existing flat-roofed garage attached to the east elevation with a tarmac driveway leading to the highway. The front elevation faces north and the surrounding land is steeply sloping, being lower to the east of the plot and higher to the west. The property hosts a rear garden with some amenity space to the front.

It is set within a cul-de-sac of similar detached houses (both single and two storey), many have a flat roof garage to the side.

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 • Policy 1 & 2 of the HVNDP • Chapter 12 NPPF	Limited views from public vantage points as will be located principally to the rear. The extension is significantly set back from the road such that it is concluded to have an acceptable impact upon the street scene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Considered to be acceptable on the basis of being single storey and being 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	Single storey with a limited height of 3m and a sympathetic roof form. It is also noted that garages to the side is common within the street scene. Therefore, in	✓

	• Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	terms of height, scale and massing the extension would be subservient to the original house and the wider street scene.	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	The walls are proposed to be coursed stone to match the existing property. In the event that planning permission is approved, a condition is recommended to ensure the materials match those of the host property.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Flat roof design to match that of other side extension within the street scene.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	There will be a garage door located within the front (north) elevation and a single door located within the east side elevation. Within the rear elevation there will be three windows and a bifolding door within the west side elevation.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Private domestic extension – no alterations to general access arrangement. External access to the rear of the property will remain.	✓

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:

- 3 Hebble Drive – property located to the east of the application site. – Impact to this property will be assessed below.
- 7 Hebble Drive – property located to the west of the application site. Due to the development being constructed towards the east of the application site a separation distance of 8.6m will be maintained to the property boundary with No.7. It is also noted that this property is located on a significantly higher ground level meaning that there will be no significant overshadowing/overbearing impact as a result of the development. Although there will be additional glazing in the elevation facing this property, it is concluded that due to the natural screening in the form of heads and bushes along the boundary in addition to the separation distance, that privacy will also not be significantly impacted.
- There are no properties to the front or rear, due to the orientation of the properties and large rear gardens, that would be impacted by the proposed development. The closest habitable window to the extension is ~23m away resulting in no significant residential amenity impact.

	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) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	There will only be a single door located in the east side elevation facing No.3, however the glazing within this will be limited. Therefore, the development will not cause significant impact to either neighbours privacy.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Although the application site is located on a higher ground level than No.3, it is acknowledged that the proposed extension would not cause any significant further overbearing/overshadowing than the existing garage. In addition, due to the orientation of the properties, the side/rear extension will, in the most part, be	✓

		adjacent to this neighbour's rear garden rather than the property.	
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Policy 2 of the HVNDP • 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	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The proposal does not propose any additional bedrooms and adequate parking space remains on site.	✓
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:

	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	N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Policy 13 of the HVNDP • Chapter 15 of the NPPF	While it is within a bat alert layer, the small scale alteration to the host would not have significant impacts to roosting potential. In the event that planning permission is approved, it is recommended that a bat informative be attached to notify 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 • Policy 12 of the HVNDP • 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 which is deemed appropriate for the type of application submitted.	✓

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, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, Policies 1, 2, 12 & 13 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework.

3. Notwithstanding the plans submitted 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, Policies 1, 2, 12 & 13 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing grouped plans and elevations	24023D-01-P01	-	15/07/2024
Proposed grouped plans and elevations	24023D-02-P03	-	15/07/2024
Climate change statement	-	-	15/07/2024
Application form	-	-	15/07/2024

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: 20th September
- - - -