

**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:	2024/62/92008/E
Site Address:	5, Mead Way, Highburton, Huddersfield, HD8 0TG
Description:	Erection of front and rear extensions and alterations
Recommending Officer:	Edward Cheseldine

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.

Emma Thompson

AUTHORISED OFFICER

Date: 23-Oct-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92008
Location	5, Mead Way, Highburton, Huddersfield, HD8 0TG
Proposal	Erection of front and rear extensions and alterations
Publicity end date	29-Aug-2024
Number of representations received	1
Kirklees Local Plan Allocation/Designation	None
Extension to Time (EoT)	24 October 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 places 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	Yes	In order to break-up the front elevation and to assimilate the extension within the wider building group, it was requested that a architectural feature was added to the principal elevation. A lean-to canopy was added to the plans.

Parish/Town Council comments sought	None	
Planning History	None	
Consultations required	None	

Assessment

The Kirklees SPD sets out that single-storey rear extensions should comply with certain parameters set out at paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be in keeping with the scale and style of the original house	<p>The rear extension will be 5.60m(w) x 2.85m(d) with an eaves height of ~2.50m. The rear extension will have a mono-pitched roof with two skylights installed. On the rear face will be two large rear windows.</p> <p>The extension is modest in scale, retaining a significant proportion of the original rear elevation.</p> <p>Although the windows are large, modernist dwelling often contain large openings, therefore the character of the dwelling will be retained.</p>	
Not normally cover more than half the total area around the original house (including	Yes, the rear extension is modest in scale.	

previous extensions and outbuildings)		
Not exceed 4 metres in height	The rear extension will have maximum height of ~3.50m.	
Not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties	The extension has a maximum projection of ~2.85m	
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	Yes, the 1.00m gap to the boundary will be retained.	

The Kirklees SPD sets out that front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened; and	The house itself is set back from the path by ~6.90m. The first-floor extension will not protrude past the existing frontage.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area		The extension would mirror the existing gable and would appear large in consideration of the original frontage. A lean-to extension has been added to the building that will break-up the appearance of the dwelling within the streetscene. Flat roofs

		and canopies are common within the building group. The size and scale is not considered to be over and above what is deemed inappropriate development.
The materials and design match the existing features of the original house; and	Materials of the front extensions will be 'sneak & jump' natural stone and concrete tiles to match the existing. The canopy will be formed of grey roof tiles with an oak frame. The material choice will assimilate with the original building and is acceptable.	
The extension would not unreasonably affect the neighbouring properties.	The front extension has a separation distance of 1.0m from the boundary, the built form will not project closer to the boundary than the existing dwelling. The adjacent building is a similar two-storey building, therefore the height and mass of the dwellings will be similar.	

There are other external alterations, including the removal of the front bay window which will be replaced by flush Upvc windows, the replacement of a rear window, the opening will be widened, in addition an obscurely glazed window will be installed on the rear of the first floor replacing the Juliet balcony. The modifications are modest. Although the front bay window is a characterful element of the frontage, the installation of the canopy will provide an architectural feature that provides a similar impact in terms of visual amenity.

Design and Visual Amenity:

Summary of local street scene/character:

5 Mead Way is a two-storey detached building in Highburton. It is constructed with natural stone exterior walls, with a cross-pitched roof clad in concrete roof tiles. The building hosts a prominent front facing gable-end, front lean-to roof and a rear balcony. The dwelling is accompanied by a modest front and rear residential garden with off-street parking for two vehicles.

Properties in the area are similar in age and external materials, however there is a variety in terms of building styles. There is an over-arching modernist character to the estate.

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 	Buildings in the area have a variety of architectural designs. The front extension will be visually present within the streetscene and whilst being large in scale, will create a full frontage to the property that is similar to the adjacent dwelling. Gable-end features are common within the building group. Although the design will create a double frontage, it replicates the common design, the height of which will not be greater than other front gable-ends in the area. The extensions and alterations are not considered to alter the streetscene's character.	✓

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 	The extensions to the front and rear of the property are respectful of the host dwelling. The front feature mirrors the existing frontage, whilst the characterful canopy will be installed, therefore the impact is considered to be neutral.	✓
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 	Height, scale and massing meet the criteria set out in the House Extensions & Alterations SPD and are appropriate to the host dwelling and surrounding area.	✓
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 of the front extensions will be 'sneak & jump' natural stone and concrete tiles to match the existing. The canopy will be formed of grey roof tiles with an oak frame. The material choice will assimilate with the original building and is acceptable.	✓
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 	A double fronted feature will be installed with a matching ridgeline to the existing which is acceptable. The rear extension will feature a mono-pitched roof that is residential in nature.	✓
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 	Window proportions match the existing dwelling.	✓

Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	This proposal is compliant with Kirklees accessibility policies.	✓
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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:

- 3 Mead Way

	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 	There are no additional side windows proposed that will face towards No. 3. There will be addition of a first-floor window to the rear, however it will not have a direct relationship with the garden space of No.3. As the rear balcony is to be removed, the privacy of the neighbouring occupants will be improved.	✓
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 	The front extension will be adjacent to the side of No. 3. As the side space is an access space and a 1.0m gap maintained, there will not be an overbearing impact. In addition, there will not be a loss of light or outlook. The rear extension is a sufficient height and will not cause any adverse	✓

		impact to residential amenity.	
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- 7 Mead Way

	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 	There are no proposed windows with a direct relationship with No. 7. Due to the removal of the balcony privacy will be improved under the proposals.	✓
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 	Development is orientated towards the western aspect of the dwelling, therefore there will not be a loss of light or outlook.	✓

Due to distance, there are no other SPD properties that will be impacted.

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 • Chapter 12 of the NPPF 	This application is for an increase in residential amenity space, the number of bedrooms will increase from 3 to 4. Parking arrangements currently consist of two spaces on the driveway, which will not be altered if the proposals were to be constructed. The provision of off-street parking is suitable.	✓
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 	Side access for bin storage will not be removed, under current proposals.	✓

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 	One tree will be removed to the front of the property. The tree is not protected. The tree could be replaced in the future.	✓
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 	Small scale domestic development to an existing dwelling. As	✓

	<ul style="list-style-type: none"> Chapter 14 of the NPPF 	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
The single-story rear extension should not have a balcony. This would overlook my back garden, and could lead to noise problems.	The balcony has been removed under the proposed plans. It would be replaced by a lean-to roof.	✓

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:

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 front and rear 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.

4. The development shall not be occupied until the W/C window in the rear elevation of the building hereby approved has been obscurely glazed (to a minimum 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 (to a Grade 4) shall thereafter be retained.

Reason: To protect the privacy of future and neighbouring occupants and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	24/1031/01a	RevA	17 July 2024

Plan Type	Reference	Version	Date Received
Existing Site / Block Layout	24/1031/02a	RevA	17 July 2024
Existing plans and elevations	24/1031/03a	RevA	17 July 2024
Proposed site / Block layout	24/1031/05a	RevA	17 July 2024
Proposed plan and section	24/1031/06a	RevB	16 October 2024
Proposed elevations	24/1031/07a	RevB	16 October 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. In order to break-up the front and to assimilate the extension with the wider building group, it was requested that a architectural feature was added to the principal elevation. A lean-to canopy was added to the plans.