

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:	2024/62/92051/W
Site Address:	60, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Description:	Erection of two storey front and side extensions
Recommending Officer:	Molly Storer

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: 26-Sep-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92051
Location	60, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Proposal	Erection of two storey front and side extensions
Publicity end date	19 th September 2024
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated in the Kirklees Local Plan
Extension to Time (EoT)	Yes EoT Date: 27/09/2024
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	✓	

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	90/01241 – Erection of 40 detached dwellings – Conditional Full Permission.
Consultations required	No	

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Assessment

The application seeks permission for the erection of a two storey front and two storey side extension.

The two storey side extension will be partially built above the single storey original side projection and at a ground floor level will extend 3.4m beyond this. At the first floor level the extension will project the full 8m from the original side wall.

The two storey front element of the extension will project 1.7m from the existing side extension element and have a width to align with the side extension. The overall length of the extension (with the two elements adjoined) will be 7.6m with an overall width of 8m.

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:

Two storey front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened	Yes - the house and proposed extension will be set back from the highway as the property hosts a driveway and to the front. It will not disrupt the building line as the applicant property and other properties on that side of the road have a protruding gable feature which the front extension will not extend beyond.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area		No - although the extension is relatively big due to the house having an existing sideward projection and the front element not extending beyond the protruding gable feature it is considered

		that this extension will still have an acceptable appearance in relation to the host property. This conclusion is drawn having regard to the fact that there is a mix of house types in the locality many of these appear large in scale from the highway – It is concluded this development will not appear overly development within the street scene.
The materials and design match the existing features of the original house	Yes – red brick for the walls and a tiled roof to match the existing.	
The extension would not unreasonably affect the neighbouring properties	The extension would be built on the side of the property which faces an area of open space and therefore wouldn't be in close proximity to neighbouring properties.	

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.

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 – The extension would be built on the side of the property which faces an area of open space and therefore wouldn't be in close proximity to neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Yes – there are windows located in the south east side elevation however the nearest neighbouring garden is	

	located over ~20m away due to the open green area adjacent to the side on the side which the extension is proposed to be built.	
Two storey side extensions should:		
Not take up all or most of the space to the side of a house	Yes – the extension is set in from the side boundary of the property.	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	Yes – a one metre gap to the property boundary will be maintained.	
be set back at least 500mm from the front wall of the house	Yes – the extension (including the front extension) is set back from the existing front protruding gable by 0.7m.	

Design and Visual Amenity:

60, Redwood Drive, Huddersfield is a two-storey detached dwelling, constructed from brick with a gabled tiled roof. The dwelling benefits from amenity space to the rear and front with hardstanding space to the front which can accommodate 2 vehicles. The site is located within a residential area with similar types of dwelling in terms of their character, style and design to the application 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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP	Although the extension will face onto the street, the limited projection and set back from the frontage by 4m in	✓

	Chapter 12 NPPF	addition to being constructed from the same materials as the original dwelling it is considered that it will not cause material harm to the local character or street scene.	
Impact on original house	- KDP2 of the SPD - Policy LP24 Design (c) and (d) of the KLP - Chapter 12 of the NPPF	Considered to be acceptable on the basis of being single storey and constructed from matching materials with a simple roof form which aligns with the original.	✓
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 ridgeline aligns with that of the original dwelling and will appear as a harmonious design which is subservient to the existing. Although the front extension is two storey it will be set back from the existing protruding gable feature. Therefore, in terms of height, scale and massing the extension is considered acceptable.	✓
Facing materials and detailing	- KDP 9 of the SPD - Policy LP24 Design (d) (iii) of the KLP - Chapter 12 of the NPPF	Materials to match- red brick for the walls and tiles to match the existing roof.	✓
Roof style	- 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 – this roof design will match and align with that of the original house limiting any visual harm of the development.	✓
Window proportions	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c)	There will be two windows on the side, rear and front elevation of the first floor, two	✓

	and (d) of the KLP Chapter 12 of the NPPF	windows on the ground floor of the front elevation and a single door and window on the ground floor of the rear elevation. These align with other windows on the respective elevations and are of a limited size therefore they are considered acceptable.	
Accessibility for all users	- 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 policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Whilst the scale of the overall dwelling would increase in size, it is considered it would not have a harmful visual impact in this case given the character of the wider locality which is a mix of dwelling type and design. In particular a visual break between the host property and dwellings to the south would remain, with the existing open space in place already.

It is therefore concluded the visual impact of the development would not be of such significance to justify refusal in this case given the site context and the nature of the development proposal.

Residential Amenity:

The main properties affected are:

- 62 Redwood drive – property located to the northwest of the application site – impact to this property will be assessed below.*
- To the front the closest property is located at a separation distance of ~24m away and due to the orientation of the properties this house (No.2 Grantley Place) had a blank side elevation facing in the direction of this property and therefore it is considered neighbours to the front will not be impacted. Due to the open space to the rear (north) and side (east) the closest properties in these directions are 50m and 33m respectively and therefore are also not considered to be affected.*

	Relevant key design principle (KDP) of the SPD, Policy in	Further comments	✓ / X / N/A
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	the Kirklees Local Plan and the NPPF		
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	There will not be additional windows facing in the direction of No.62 and the development will be screened by the existing protruding gable feature at the applicant property and therefore privacy will not be significantly impacted over and above that of the existing dwelling.	✓
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	Due to the development being on the opposite side of the property to No.62 the extension will be located at a separation distance of 8m to the property at No.62 and therefore it is considered that there will be no significant overbearing or overshadowing impact.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Acceptable level of remaining garden space to the front and rear.	✓

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	N/A	N/A

	• Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF		
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The plans show that an additional bedroom will be created this will make the house into a 5 bedroom dwelling however plans show that 3.no usable off-street parking spaces will be made available. As such it is considered the impact of the development upon access and highway safety and parking would not be significant in this case. It is noted a new access would need to be created to serve parking space no.3, although such works could be undertaken in any event under pd rights. Furthermore, the creation of the access would need highway authority consent. Notwithstanding this, it is noted the site currently only hosts 2 spaces and serves a 4.bed property. As such it is considered the existing impact of the dwelling would be the same as that of the proposal in this regard.	✓
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 • 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. 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 • 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.	✓
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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	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.

For the avoidance of doubt as to what is being approved, and in the interests of ensuring the impact of the development is acceptable with regard to access and highway safety and also residential amenity of future / neighbouring occupiers it is considered necessary to include a condition upon any grant of permission which ensures the development is used ancillary to the host property.

Recommendation: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number: 2024/92051

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 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 and policies within Chapter 12 of the National Planning Policy Framework.

4. The development hereby approved shall not be used for any purpose other than as ancillary accommodation in connection with 60, Redwood Drive, Bradley, Huddersfield, HD2 1PW.

Reason: In the interests of access and highway safety and the amenity of neighbouring occupiers and the occupiers of the development hereby approved to accord with policies LP21, LP22 and LP24 of the Kirklees Local Plan, Principles 3, 4, 5, 6 and 7 of the Council's adopted House Extensions and Alterations SPD and policies contained within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Climate Change Statement	-	-	22/07/2024
Application form	-	-	22/07/2024
Proposed elevations	UD-416	-	22/07/2024
Site plan	UD-416	-	22/07/2024
Existing floor plans and elevations	UD-416	-	22/07/2024
Proposed floor plans and elevations	UD-416	-	22/07/2024
Existing elevations	UD-416	-	22/07/2024

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. Amended plans/negotiations were not considered necessary with this application.

Report Dated: 27th September