

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:	2024/62/92253/E
Site Address:	9, Beckett Grove, Dewsbury Moor, Dewsbury, WF13 3PU
Description:	Erection of single and two storey rear extension
Recommending Officer:	Morgan Braithwaite

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: 18-Dec-2024

OFFICER REPORT

Site Description

9, Beckett Grove, Dewsbury Moor, Dewsbury, WF13 3PU is a two-storey end-of-terrace dwelling. The property does not benefit from parking provision, however, does have amenity space to both the front and rear of the dwelling. The dwellings which form the street scene are somewhat uniform in scale, design and material palette.

The area is predominantly residential with access to schools, recreation areas and local shops within close proximity of the applicant property.

Description of Proposal

The application seeks approval for the erection of a single and two storey rear extension. The single storey element would project 6m from the rear and span a width of 5.8m. It is noted that a Prior Notification application has been approved (reference 2024/91469), however, this approval was for a single storey rear extension projecting 6m with a width of approximately 2.8m.

The single storey rear extension would feature a mono-pitch roof with a maximum height of 3.5m and an approximate eaves height of 2.9m. The two-storey component would feature a pitched roof matching the gradient of the existing roof, with a maximum height of 7.5m and an approximate eaves height of 5.6m.

The materials used in the proposal would match that of the existing dwelling house.

Relevant Planning History

2024/91469: Prior notification for single storey rear extension. Prior notification not required.

History of Negotiations

It was requested that amended plans be submitted in order to reduce the ground floor rear extension projection; as despite the prior notification for a single storey rear extension receiving approval, this would only have spanned a width of half the dwelling. Amendments were requested due to the scale of the proposal and therefore its impact on visual and residential amenity, along with its influence and impact on the character of the local area.

The agent provided amended plans which saw a reduction in projection on the ground floor from 6m to 4.5m which has been deemed acceptable. The 3m rear extension at first floor level shall be retained.

Representations

The application was advertised by neighbour notification letters which expired on 26.09.2024.

No representations have been received as a result of site publicity.

Consultation Responses

None required.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The site is unallocated on the Kirklees Local Plan. On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP2** – Place shaping
- **LP 22** Parking
- **LP 24** – Design

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conditions
- 8) Conclusion

1) Principle of development

The site is without notation of the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of extending and making alterations to the property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other planning considerations, including visual and residential amenity, as well as highway safety.

These issues along with other policy considerations will be addressed below.

2) Impact on visual amenity

Key Design Principle 1 of the House Extensions and Alterations supplementary planning document (SPD) state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area of the street scene. Furthermore, Key Design Principle 2 of the HEASPD goes on to state that extensions should not dominate or be larger than the original dwellinghouse and should be in keeping with the existing building in terms of scale, materials, and details.

The initial proposal would have seen single and two-storey rear extensions which would not have been in keeping with the scale, design, or local character of the area of street scene. Additionally, the proposal would dominate the original dwellinghouse and would not form a subservient addition to the existing dwelling. The initial proposal would also have consumed more than 50% of the amenity space to the rear of the dwelling.

However, the amended plans which see a reduction in the scale of the proposal, have been deemed acceptable due to the reduction in the projection of the ground floor element. The amended proposal would not dominate or be larger than the original dwellinghouse and would be in keeping with regards to the proposed materials and details.

While it is noted that the 4.5m projection does not comply with the HEASPD, in this circumstance, there is an approval of the Prior Notification application (reference 2024/91469) in place for an extension of a greater projection. As such, the proposal has been deemed acceptable.

Having taken the above into account, the proposed extension would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale, and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building.

3) Impact on residential amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 (c), which sets out that proposal should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect of Key Design Principle 3 on privacy, Key Design Principle 5 of overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Design Principle 7 for outdoor space.

Impact on 7, Beckett Grove, Dewsbury Moor, Dewsbury, WF13 3PU

There is approximately 3.5m between the side elevation of each dwelling, with no.7 located to the north and the applicant property to the south. The proposed works would see the erection of a single and two-storey extension to the rear (east) of the applicant dwelling. Due to the orientation of the properties, there is the possibility of some overshadowing/loss of light into the garden of no.7. It is also considered that the scale of the proposal also has the potential to cause overbearing impact on neighbouring dwellings. However, it is noted that the proposal is set in from the boundary with no.7 by approximately 1.2m.

Impact on 10, Beckett Grove, Dewsbury Moor, Dewsbury, WF13 3PU

There is approximately 20.2m between the principal elevation of each dwelling. Due to the relationship between the dwellings, the proposal would be screened by the applicant property itself as the proposed works would take place to the rear (east) of the applicant dwelling while no.10 resides to the west.

As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 11, Beckett Grove, Dewsbury Moor, Dewsbury, WF13 3PU

No.11 is the adjoining dwelling to the applicant property. The single storey rear extension shall project 4.5m, with the first-floor extension projecting 3m which has been set in from the boundary between the two dwellings by approximately 0.15m. No.11 is located to the south of the applicant dwelling, while the proposed works would take place to the eastern elevation, due to the orientation, no issues would arise from overshadowing or loss of light. The impact of overlooking would be further mitigated by windows being located in the eastern elevation and the ground floor being partially screened by the boundary treatment between the two dwellings.

As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 7, Heckmondwike Road, Dewsbury Moor, Dewsbury Moor, WF13 3PJ

No.7 is located to the east of the applicant dwelling. The proposal would see the erection of a single storey rear extension projecting 4.5m and a first-floor extension projecting 3m. Due to the orientation of the dwellings and the

separation distance between them, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

In summary, the proposal would have no adverse impact upon the residential amenity of adjacent occupiers and would accord with Policy LP24 of the KLP and the Key Design Principles of the House Extensions and Alterations SPD.

4) Impact on highway safety

The proposal would result in some intensification of the domestic use of the property. The proposal would see no alteration to existing parking provision; however, it is noted that no current parking provision is available at the property. The street as a whole utilises on-street parking.

The proposal would, however, see the addition of a fourth bedroom.

The proposal would not represent any significant additional harm in terms of highway safety and as such, complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions and Alterations SPD.

5) Other matters

Carbon Budget

The proposal is a small-scale development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

6) Representations

The application was advertised by neighbour notification letters which expired on 26.09.2024.

No representations have been received as a result of site publicity.

7) Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials condition

9) Conclusion

The erection of a single and two-storey rear extension at 9, Beckett Grove, Dewsbury Moor, Dewsbury, WF13 3PU, has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, the National Planning Policy Framework and other material considerations.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Governments view of what sustainable development means in practice.

As set out above, 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 APPROVE

Decision Authorisation – Delegated Powers

Application Number: 2024/92253

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The external facing 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 to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays

08.00 and 13.00hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction/ sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	1 – Location and site plans (amended)		13.12.2024
Grouped Plans and Elevations	2 – Floor Plans (amended)		13.12.2024
Grouped Plans and Elevations	3 – Front and Rear elevations (amended)		13.12.2024
Grouped Plans and Elevations	4 – Side elevations (amended)		13.12.2024
General	Climate Change Statement	1054186	12.08.2024

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 Planning 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.

Alterations have been sought since submission as the proposal was deemed unacceptable due to the scale of the proposal. Amended plans have been submitted indicating a reduction in the ground floor projection from 6m to 4.5m.

Amended plans have been deemed acceptable.

Report Dated: 16.12.2024