

**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:	2024/62/92338/W
Site Address:	25, Bishops Way, Meltham, Holmfirth, HD9 4BW
Description:	Erection of single storey extension to front
Recommending Officer:	Joshua Merriman

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: 11-Oct-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92338
Location	25 Bishops Way, Meltham, Holmfirth, HD9 4BW.
Proposal	Erection of single storey extension to front.
Publicity end date	02/10/2024
Number of representations received	0
Kirklees Local Plan Allocation/Designation	Unallocated in the Kirklees Local Plan.
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	✓	

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 30** – Biodiversity
- **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 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Meltham Town Council have stated support.
Planning History	Yes	2017/93848 – Erection of fence to front – Conditional Full Permission.

		2023/90378 – Erection of two storey side extension – Refused. 2023/91513 – Erection of two storey side extension – Conditional Full Permission.
Consultations required	Yes	KC Highways - Road outside the property is not a designated A, B, or C road, thus reversing into the driveway is permissible, and a turning circle within the property boundary is not required. The property also contains a double garage, giving adequate space for 3 vehicles when paired with the driveway. Waste collection space and pedestrian access will not be negatively affected by parking arrangements.

Assessment

The application seeks permission for the erection of a front extension.

The proposed extension would extend 2m from the front elevation and would have a width of 4.57m. It would have a height of 2.25m to the eaves, and an overall height of 3.22m.

The submitted plans show that all materials are to match those of the existing building.

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:

Single 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	The house is well set back from the main road (Bishops Way).	
The extension is small, subservient to the original building, well-designed and would not harm the character of	The extension is well-designed with matching materials and suitably small dimensions, ensuring it is subservient to the	

the original house or the area	original building and does not harm the character of the house or area.	
The materials and design match the existing features of the original house	All materials and design will match the existing features of the original house.	
The extension would not unreasonably affect the neighbouring properties	The extension is well screened and set back adequately from the main road, therefore, would not unreasonably affect neighbours.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site relates to 25 Bishops Way, a two-storey detached dwelling located in Meltham. The property benefits from a large front driveway which also contains a double garage. The main construction materials are natural random sandstone, concrete roof tiles, uPVC double glazed windows, and PPC aluminium clad timber roof lights.

Surrounding properties are predominantly detached homes with a similar style. The neighbouring property to the North East has constructed a front extension of a similar style.

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 • Chapter 12 NPPF	The extension is well set back from the pavement, inside a well screened site. The neighbouring property to the North East has also erected a similar front extension, therefore, this proposal is	✓

		in keeping with the street scene.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design © and (d) of the KLP • Chapter 12 of the NPPF	Subservient in size and scale. All materials used are to match those of the original house.	✓
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 height, width, and projection of the extension have been administered to ensure it is proportionate to the host property.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Matching materials – Natural random sandstone and uPVC double glazed windows.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Concrete roof tiles to match the existing building, with two PPC aluminium clad timber roof lights.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Panels and roof lights are proposed in the North West elevation where there is more than 21m of distance between the closest neighbouring windows. All proposed windows are of a similar proportion and height to those on the original building.	✓
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.

Residential Amenity:

The nearest properties are:

- 1, Darnley Close, Meltham, Holmfirth, HD9 4BT.

	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) • Chapter 12 of the NPPF	The proposal is a sufficient distance from neighbouring properties to ensure no significant impact upon neighbouring occupiers in this regard.	✓
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	The proposal is a sufficient distance from neighbouring properties to ensure no significant impact upon neighbouring occupiers from the perspective of light and outlook.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	The proposal is a sufficient distance from neighbouring properties to ensure no significant overbearing or overshadowing will affect neighbouring occupiers.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The dimensions of the proposal are adequate to ensure the properties remaining garden spaces meets regulation standards.	✓

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	The proposal is a sufficient distance from the closest highway to ensure no significant impact on highway safety around the property.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The property provides a double garage and large driveway which, together, fulfil the requirement for the dwelling to have three off-street parking spaces. No bedrooms are being added to the property, so the necessary number of spaces will not be increasing.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Waste storage is not detailed on the plan, however, there is sufficient space within the site boundary for this.	✓

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	Not too close to trees that it would have a significant	✓

	• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	impact, thus, is concluded acceptable.	
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	While the site is within a bat alert layer, the nature of the proposal is not considered to have significant impacts to roosting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts 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.	✓

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 NPPE.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
Meltham Town Council have supported the application.	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.

Recommendation: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number: 2024/92338

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.

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.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Climate Change Statement	-	-	19/08/2024
Proposed Site Plan	001	-	19/08/2024
Proposed Elevations 1/2	008	-	19/08/2024
Proposed First Floor Plan	007	-	19/08/2024
Proposed Elevations 2/2	009	-	19/08/2024
Proposed Ground Floor Plan	006	-	19/08/2024
Existing Elevations 1/2	004	-	19/08/2024
Existing Elevations 2/2	005	-	19/08/2024
Existing First Floor Plan	003	-	19/08/2024
Existing Ground Floor Plan	002	-	19/08/2024
Location Plan	000	-	19/08/2024

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 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:

11/10/2024