

**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:	2024/62/92379/W
Site Address:	10, Heaton Road, Gledholt, Huddersfield, HD1 4HX
Description:	Demolition of existing rear extension and erection of single storey rear extension
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 17 October 2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92379
Location	10 Heaton Road, Gledholt, Huddersfield, HD1 4HX.
Proposal	Demolition of existing rear extension and erection of single storey rear extension.
Publicity end date	07/10/2024
Number of representations received	1
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	Yes	The agent was asked for a justification for using a 'Slate pitched roof with stone coping parapet' rather than a 'Single ply membrane flat roof with stone coping parapet', which is used on the original building. The response indicated that the inclusion of a roof that matched that of the existing building would interfere with the property's upstairs windows, thus, a flat roof was the only viable option.
Parish/Town Council comments sought	No	
Planning History	Yes	91/05915 – Erection of bungalow and detached garage and relocation of existing garage – Refused.
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension. The proposed extension would extend 6.0m from the rear elevation and would have a width of 5.95m, not extending wider than the original

building. It would have a height of 3.7m to the eaves and an overall height of 3.92m.

The submitted plans show that the extension would be constructed of course cavity stone walls, uPVC/aluminium windows and doors, with a single ply membrane flat roof.

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	A large area of rear garden would be maintained alongside the amenity space available to the front of the property.	
Be set behind the original building, and not projecting beyond the sides	The extension is set within the width of the original building, not projecting beyond the sides, therefore, it is not visible from the front of the site.	
Maintain external access to the rear garden	External access to the rear garden is maintained in the same space it is currently available.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house		The scale of the extension is in keeping with the original house and not overbearing. All walls, windows, and doors in the extension

		are in keeping with the original style of the house, however, the roof is a single ply membrane flat roof as opposed to the slate pitched roof utilised on the original house. Due to the heavy screening around the site, and fact the extension will not be visible from the main road, the proposal will not significantly affect the areas street scene, causing the proposal to be permissible.
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	It would comply with this criteria.	
not exceed 4 metres in height	It would comply with this criteria.	
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		The extension will project approx. 6.0m from the rear wall of the original house. However, due to the heavy screening of the site this will not significantly affect neighbour's outlook or significantly overshadow neighbouring properties. The large rear garden also means the property will retain at least 50% of the total area around the original house despite the extension's larger length.

where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		The eaves height of the extension will be 3.7m. The existing rear extension at the property, which is to be demolished, has an eaves height of 3.21m. The screening around the site means that this slight increase in height would not significantly affect neighbouring properties.
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	It would comply with this criteria.	

Design and Visual Amenity:

Summary of local street scene/character:

Two storey detached property with a similar scale and style as neighbouring detached residences. The main amenity space for the property is to the rear. There are multiple outbuildings and extensions in the local area with flat roofs, similar to the style of this proposal. The predominant construction material is stone.

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	Limited public view points as extension is located to the rear with heavy screening.	✓

	NPPF		
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Dimensions and building materials used on extension ensure it is subservient to the original building.	✓
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	Single storey and within the width of the original building, viewing of the side elevations show no significant impact will be made to the character and style of the original building.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Walls, windows, and doors use materials to match existing.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Flat roof utilised rather than tiled like the original buildings, however, the angle of the roof would not be possible due to interference with upstairs windows. The flat roof has very few public viewpoints and is in keeping with other flat roofed outbuildings/extensions in the local area.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c)	Full length opening in the rear (North facing), elevation considered acceptable.	✓

	and (d) of the KLP Chapter 12 of the NPPF		
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: Are the considerations in the following table acceptable?

The main properties affected are:

- Flat 27, Larch Court, Quarry Road, Marsh, Huddersfield, HD1 4NG.
- Flat 31, Larch Court, Quarry Road, Marsh, Huddersfield, HD1 4NG.
- Flat 35, Larch Court, Quarry Road, Marsh, Huddersfield, HD1 4NG.
- 8, Heaton Road, Gledholt, Huddersfield, HD1 4HX – Due to the screening around the site, this neighbouring property will not be significantly impacted by the proposal.
- 12, Heaton Road, Gledholt, Huddersfield, HD1 4HX – Due to the screening around the site, this residence will not be significantly impacted via overbearing or overshadowing from the proposal.

	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)	Full-length windows at the rear of the proposal are over 21m from the neighbouring flats behind	✓

	Chapter 12 of the NPPF	the site.	
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 flats to the rear of the site are not close enough to the proposal to be significantly impacted in terms 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 flats to the rear of the site are not close enough to the extension to be significantly impacted.	✓
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.	✓

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	The proposal will not significantly impact highway safety.	✓

	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	No additional bedrooms are proposed, therefore, parking provision remains unaffected.	✓
Provision for waste storage	- KDP 16 of the SPD - Policy LP24 Design (d) (iv) - Chapter 12 of the NPPF	None shown on site plan, however, there is sufficient space within the 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	The proposal is not close enough to have any significant impact on trees.	✓
Impact on ecology	KDP 12 of the	Bat alert layer – no interaction with the roof of	✓

	SPD • Policy LP30 • Chapter 15 of the NPPF	existing property. Applicant should be made aware of the areas bat alert due to the demolition of the property's existing extension, however, this should have no significant impact on bats.	
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 NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
The individual living in the flat above 10 Heaton Road has been consulted throughout the entire process and has no objections to the	This representation has been considered when assessing the proposal's impact on neighbouring properties.	✓

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	-	-	22/08/2024
Design and Access Statement	1818	-	22/08/2024
Proposed Plans	V01_01_01A	-	22/08/2024
Existing Plans	00_01A	-	22/08/2024
Flat Roof Justification	-	-	12/09/2024

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. During the course of the application further information regarding a justification for the use of a flat roof rather than a tiled roof, in keeping with the original property, was requested. It was concluded that the use of a tiled roof would interfere with the property's upstairs windows due to the angle required, therefore, a flat roofed extension was the only possible option.

Report Dated: 11/10/2024

