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:	**2024/62/92547/W**
Site Address:	20, Reinwood Avenue, Quarmby, Huddersfield, HD3 4DP
Description:	Erection of single storey rear extension and alterations to rear dormer
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.

John Holmes

AUTHORISED OFFICER

Date: 23-Jan-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92547
Location	20, Reinwood Avenue, Quarmby, Huddersfield, HD3 4DP.
Proposal	Erection of single storey rear extension and alterations to rear dormer.
Publicity end date	06/11/2024
Number of representations received	None
Kirklees Local Plan Allocation/Designation	No allocation 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.

<u>Policy</u>

National

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed 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 and Geodiversity

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	No	
Planning History	Yes	2003/93722 – Erection of two storey extension – Conditional Full Permission 2023/93035 – Erection of single and two storey rear extension – Refused. - Refused on the basis of substantial additional bulk and massing that would have detrimental harm to the visual amenity of the locality and original character and design of the host property. - Following an appeal on this refusal, it was determined by the inspector that a single storey rear extension would appear proportionate and sympathetic to the host property, therefore, these principles have been noted when forming this decision and report. The current proposal has been amended following this refusal / appeal.
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension and alterations to rear dormer.

The rear extension would project 4m from the rear elevation of the existing building, with a maximum height of 2.39m, eaves height of 2.2m, and a width of 8.96m.

The proposed alterations to the rear dormer would give it a maximum height of 2m, eaves height of 1.75m, and a span of 8.6m.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.4, and 5.6 on pages 23, 24, 31, and 32 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least half of the garden area at the property will be retained due to the limited scale of the rear extension.	
Be set behind the original building, and not projecting beyond the sides	The extension does not project beyond the sides of the original building.	
Maintain external access to the rear garden	External access to the rear garden will remain to the South West of the property.	

Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The extension is subservient to the original building in scale, and predominantly uses materials to match those of the existing building.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	More than half of the total area around the original house will remain.	
not exceed 4 metres in height	The extension has a maximum height of 2.39m.	
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 proposed extension would project 4m from the rear elevation of the existing building, however, this is only a further 1.54m from the current rear extension. And it is noted an addition is to the rear of the adjoining property. Considering this, it is concluded that a further 1.54m will have no significant impact on the adjoined property, and that the proposal is

		deemed acceptable from this standpoint.
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The rear extension does not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		There is no gap retained to the property boundary at either side of the extension, however, as the adjoined property to the North East has also erected a single storey rear extension, it is considered that there will be no significant impact on the rear elevation of this dwelling. As a result, the rear extension at the application dwelling is considered acceptable.
Dormer extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
relate to the appearance of the house and existing roof	The dormer would continue to relate to the appearance of the original house and respect the existing roof with its subservience.	
be designed in style and materials similar to the appearance of the existing house and roof	The materials used on the dormer would match those of the existing dormer, therefore, not differing from the current appearance of the property.	

not dominate the roof or project above the ridge of the house	The dormer would not dominate the roof of the dwelling or project above the ridgeline of the house.	
be set below the ridgeline of the existing roof and within the roof plane	The dormer would be set below the ridgeline of the existing roof and entirely within the roof plane of the existing property.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	The rear dormer would be aligned with the rear dormer extension at the adjoined property.	

Following an appeal on previous refusal 2023/93035, it was considered by the inspector that a single-storey extension to the rear of the application property would appear proportionate and sympathetic to the host dwelling. As a result, this has been considered when assessing the principle of the development, deeming it acceptable.

Design and Visual Amenity:

Summary of local street scene/character:

The application site relates to a semi-detached bungalow, with accommodation in the roof facilitated by two flat roof dormers to front and rear. It is finished in a cream render with grey concrete tile roof. It had been extended to the side with a matching extension and to the rear with single storey extensions. The site has a front amenity space, landscaped with driveway leading to an internal garage, and a rear, tapering end garden with an external side access path present.

It is at the end of a residential close. Properties to the northwest side of the road are similarly designed and with dormers a retained feature to front and rear with varying styles of full height side extensions and single-storey rear extensions. The southeast side has an isolated, semi-detached, two-storey pair at the end of the close, which does not appear integrated in the street scene with its design or material palette.

Surrounding the site on the close, is Reinwood Community Junior, Infant and Nursery School grounds which is a designated urban green space (ref: UG116 in the Kirklees Local Plan) and has a track and fields adjacent. As such, the property's rear is prominently exposed.

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	As the extension is of a limited scale and all alterations proposed to the property are to the rear, it is considered that there will be no significant effect on the local character and street scene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The proposals are subservient to the original house and will be constructed using materials to match the existing building, therefore, it is considered there will be no significant impact on 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 extensions are subservient to the original building in terms of height, scale, and massing.	✓
Facing materials and detailing	• KDP 9 of the SPD	The walls are set to be constructed using materials to match the existing building. (No specific material is included in the	✓

	• Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	application forms). It is recommended that any grant of permission requires the external walls of the single storey extension to be constructed from materials to match the existing building and that the materials of construction used in the alterations to the dormer match those of the existing dormers to rear.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The roof of the proposed rear extension is to be a flat roof, which does not match the pitched roof of the host property, however, as the extension is to the rear of the dwelling, it is considered that this will have no significant impact on the surrounding street scene and is therefore considered acceptable.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	All proposed windows are proportionate to those existing in the dwelling in terms of size and positioning.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alternate access arrangements required.	✓

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 main properties affected are:

- 18, Reinwood Avenue, Quarmby, Huddersfield, HD3 4DP – Adjoined neighbour to the North East.

	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	As the application property has an existing dormer, and there are no side windows proposed in the rear extension, it is considered that there will be no increased overlooking potential into the garden of the neighbouring dwelling, therefore, there will be no significant impact on the privacy of neighbours.	✓
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 limited scale of the extensions, and the premise of the adjoining neighbour having already erected a single storey rear extension themselves, it is considered that the scale of the alterations proposed would not be great enough to cause any significant impact on the light and outlook of neighbours.	✓

Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As aforementioned, due to the limited scale of the alterations proposed and the single storey rear extension already erected at the neighbouring property, it is considered that the scale of the proposals would not be great enough to cause any significant impact on neighbours in terms of overbearing or overshadowing.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The application property will retain at least half of its rear garden space, which is considered an acceptable amount.	✓

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	As the proposed alterations are to the rear of the dwelling, and not visible from the nearest highway (Reinwood Avenue) it is considered that they will have no	✓

		significant impact on highway safety.	
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The number of bedrooms at the property will not increase as a result of the proposed works, furthermore, no designated parking spaces will be lost from the site, therefore, the parking provision is deemed acceptable with no changes.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although nothing specific is detailed in the submitted plans, there is adequate space on site for waste storage.	✓

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 proposals are not close enough to have any significant impact upon trees.	✓

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 NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
None		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: 2024/92547

Officer Recommendation: Conditional Full Permission

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 of the single storey extension hereby approved shall in all respects match those used in the construction of the existing building. The materials of construction used in relation to the alterations to the rear dormer shall, in all respects, match those used in the construction of the existing

dormer to rear. The materials of construction approved by this condition shall 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.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. 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**
Application Forms	-	-	12/09/2024
CCS	-	-	12/09/2024
Location and Site Plan	-	-	12/09/2024
Grouped Plans and Elevations	-	-	30/09/2024

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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 08/01/2025