

**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:	2024/62/92818/W
Site Address:	12, Meltham Grange, Meltham, Holmfirth, HD9 5AT
Description:	Conversion of garage to habitable accommodation including associated works
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: 10-Jan-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92818
Location	12, Meltham Grange, Meltham, Holmfirth, HD9 5AT
Proposal	Conversion of garage to habitable accommodation including associated works
Publicity end date	13/11/2024
Number of representations received	1
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	✓	
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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 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 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 12: Natural environment
- Key design principle 15: Provision for parking

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	Yes	Parking plan provided.
Parish/Town Council comments sought	Yes	Meltham Town Council have stated their support of the application.
Planning History	Yes	<p>99/92545 – Outline application for erection of residential development – Refused.</p> <p>2012/90096 – Outline applications for erection of 27 dwellings – Section 106 Outline Permission.</p> <p>2016/92254 – Erection of 24 dwellings – Section 106 Full Permission.</p> <p>2017/93268 – Discharge conditions 3-6, 10-13, 15, 18-21, 25, 26, 28-31 on previous permission 2016/92254 for erection of 24 dwellings – Discharge of Conditions Split Decision.</p> <p>2017/93554 – Discharge conditions 7 and 22 on previous permission 2016/92254 for erection of 24 dwellings – Discharge of Conditions.</p>

		2018/90211 – Discharge condition 27 of previous permission 2016/92254 for erection of 24 dwellings – Discharge of Conditions.
Consultations required	Yes	<p>KC Highways – An informal consultation with the highways team led to the opinion that the loss of a garage is not desirable, however, if the applicant can provide parking plans detailing three off-street parking spaces, there would be no objection to the proposal.</p> <p>The applicant has since provided a parking plan detailing four off-street parking spaces, therefore, the highways team have no objections to the proposal.</p>

Assessment

The application seeks permission for the conversion of a garage into habitable accommodation.

The habitable accommodation is labelled as a study on the submitted plans.

Design and Visual Amenity:

12 Meltham Grange is a two-storey detached property surrounded by homes of a similar size, scale, appearance, character, and age. The property benefits from a small amenity space to the front, as well as a hard-standing area for parking, alongside a garden area to the rear.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	As the dwelling is not increasing in footprint, it is considered that there will be no significant impact on the local character and street scene. The design of the alterations is in keeping with the host property.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	The impact on the original house will not be significant. The design of the alterations is in keeping with the host property.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The proposal relates to external alterations to the dwelling only. As such is considered acceptable in this regard.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	The walls are proposed to be constructed using Cromwell weathered rustic materials to match the existing house, as well as the proposed uPVC windows which are also proposed to match the existing building. Condition to ensure matching materials are used is recommended.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD 	The proposal does not include the construction of a roof.	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 		
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	All windows proposed in the submitted plans are proportionate to those existing in the building in terms of size, scale, and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of 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:

- 17, Meltham Grange, Meltham, Holmfirth, HD9 5AT – Opposing neighbour.

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD 	The proposed windows in the front elevation of the application property are an adequate	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	distance from the opposing neighbour to not have a significant impact on privacy. Overlooking would not increase significantly over and above that which exists already.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	The proposal does not increase the footprint of the property, therefore, it is considered that there will be no significant impact in terms of light and outlook on neighbouring properties.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As mentioned above, the footprint of the application property is not increasing, therefore, it is considered there will be no significant impact on neighbouring properties via overbearing or overshadowing.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	The property will retain all of its current garden space, therefore, this is deemed acceptable.	✓

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	Further comments	✓ / X / N/A

	the Kirklees Local Plan and the NPPF		
Impact on highway safety	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	The proposal is set far enough back from the nearest road (Meltham Grange) to have no significant impact on highway safety. A condition requiring surfacing materials are permeable should any further be undertaken is recommended.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	The applicant has provided a parking plan detailing four off-street parking spaces on the property site, therefore, the parking provision is deemed acceptable following conversion of the garage.	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	The current space used for waste storage will remain.	✓

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
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Impact on trees	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	The proposal would not have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	While the site is within a twice buffer layer, the nature of the proposal is not considered to have significant impacts to roosting potential.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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:

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. Any hard surfacing works to create vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 12 and 19 of the Councils adopted House Builders Design Guide, the Council's adopted Highways Design Guide and the policies within Chapter 9 of the National Planning Policy Framework

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application Form	-	-	02/10/2024
Climate Change Statement	-	-	08/10/2024
Location Plan	TQRQM24206103944602	-	02/10/2024
Block Plan	TQRQM24206090419742	-	02/10/2024
12 meltham grange existing plans	-	-	02/10/2024
12 meltham grange proposed plans	-	-	02/10/2024
Parking Plan	-	-	19/11/2024

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: 06/01/2025