

**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:	2024/62/92864/E
Site Address:	Briar Mead, Pinfold Lane, Mirfield, WF14 9JA
Description:	Erection of single storey rear extension with associated internal and external works
Recommending Officer:	Faiza Bano

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: 12-Dec-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92864
Location	Briar Mead, Pinfold Lane, Mirfield, WF14 9JA
Proposal	Erection of single storey rear extension with associated internal and external works
Publicity end date	25 th November 2024
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Bat Alert, LB Airport Consult - Area 1, HIGH RISK COAL AREA
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	✓	

If 'No' to all above, proceed with a fast track report

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

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 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	Na
Parish/Town Council comments sought	No	N/A
Planning History	Yes	Planning Ref: 2024/92490 Location: Briar Mead, Pinfold Lane, Mirfield, WF14 9JA

		<p>Proposal: The proposal is for erection of single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 2.9m</p> <p>Decision: RF - REFUSED</p> <p>Decision Date: 2024-10-02</p> <p>Planning Ref: 2024/93049</p> <p>Location: Briar Mead, Pinfold Lane, Mirfield, WF14 9JA</p> <p>Proposal: The proposal is for erection of single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 2.9m</p> <p>Decision: NANR - NOT REQUIRED</p> <p>Decision Date: 2024-12-04</p>
Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.2 on page 23 (and listed below) and if they do not, they need to be justified:

Rear Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
respect the original house and garden in terms of its size and scale		<p>The extension projects 6m beyond the rear wall of the original dwellinghouse.</p> <p>However, extending 6 meters from the rear wall, the addition would still provide ample</p>

		<p>space without significantly altering the overall footprint of the property. This ensures that the extension blends seamlessly with the original house, preserving the architectural integrity and character of the dwelling.</p> <p>The extension's height and eaves are proportionate to the original dwellinghouse, ensuring that it does not dominate or overshadow the existing structure. The eaves height of 2.9 meters aligns well with the typical residential scale, maintaining a balanced appearance.</p> <p>The extension has been carefully planned to integrate with the garden, maintaining sufficient outdoor space for recreational use and landscaping. This thoughtful design ensures that the garden remains a functional and aesthetically pleasing part of the property.</p>
<p>use appropriate materials which match or are similar in appearance to the original house; and</p>	<p>Yes – to match existing in addition to use of render.</p> <p>The materials and design elements of the extension are chosen to match or complement those of the original house. This creates a</p>	

	cohesive look, ensuring that the new addition feels like a natural part of the existing home rather than an afterthought.	
not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.	The closest neighbouring property is located to the north of the application site. However, this was once an attached semi but the attached dwelling has since been demolished and re-built as a detached dwelling. Part of the adjacent semi was left attached as a study for the neighbouring property. The extension's maximum height and eaves height of 2.9 meters are within a scale that minimises the risk of overshadowing. The extension is positioned to ensure that it does not cast significant shadows on adjacent properties, particularly during key daylight hours.	

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character:

The site to which this application relates is Briar Mead, Pinfold Lane; a partially semi-detached bungalow faced with stone and roofed with tiles. The property benefits from a large back garden and has an access road that runs along the front and side of the property.

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 	The extension is generally modest in scale and due to the neighbouring property having a larger extension, the proposed development would not appear overly prominent. The proposed development would be located to the rear of the property and will not impact the character or street scene across the frontage of the 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 original property would remain the dominant feature.	✓
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 	<p>As above. The extension would project across the rear of the property and is single storey.</p> <p>Although having a projection of 6m and therefore not in compliance with the House Extensions and Alterations SPD, it is noted that a Larger Homes Notification has been established here which holds considerable weight in the assessment of the current application. The additional overall height of the current proposal would not result in a dominant addition</p>	✓

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 	Facing materials to match existing and introduction of render	✓
Roof style	<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 	Pitched and flat roof – acceptable as it is in-keeping with the original roof style of the host property.	✓
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 	Modest size windows in rear extension, including roof light, which would be in-keeping with existing building.	✓
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 which would provide easy access into the main house.	✓

The site and its surrounding area are wholly residential characterised by mixed storey properties finished with mixed materials and with various forms of rear extensions.

The proposed extension will use materials that match the existing stone structure of the 1931 bungalow. This is to ensure it blends seamlessly with the original construction, preserving the historical aesthetic of the property.

The design includes two dual pitch hipped roof projections and a flat roof extension, with heights to the eaves at 2.9m. This design choice mirrors the existing rooflines and proportions, ensuring the extension looks like a natural part of the original bungalow rather than an add-on.

The extension is situated in a residential area characterised by cottages with large amenity spaces. Although there are no similar single-storey rear extensions in the immediate vicinity, the proposed design respects the area's character. For instance, the use of traditional materials and sympathetic roof

design ensures the extension complements the surrounding cottages, maintaining the visual coherence of the neighbourhood.

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:

- Midway – The proposed 6-meter single-storey rear extension will not overshadow the property or its garden space. Given its height and scale, there will be no impact on the first floor. The extension will have limited impact on Midway’s study, as it is designed to ensure privacy for neighbours and will not cause conflicts related to light and outlook. This is because the application site is located to the south of the property, ensuring it does not interfere with the sun path.
- Inglenook – This property is located to the south of the application site and shall see the erection of a single storey rear extension. However, Inglenook is set back from the access road and is screened by a large hedge.
- Gardeners Cottage – This dwelling shares a boundary with the application site. The proposed extension is quite a distance away from the shared boundary and will have no impact on this property.
- There are properties immediately to the front. However, the proposed extension is to the rear and due to the set back from the frontage of the applicant site, it will not impact the properties opposite.
- Due to the position of the extension, there would be no impact to the properties located to the rear.

	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 • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Acceptable for the reasons set out above.	✓

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 	As above.	✓
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 	As above.	✓

The shared boundary lines vary, with the closest neighbour to the north being part of the previous semi-detached bungalow, now a study. Neighbours to the east are over 10 metres away, and those to the south are approximately 3 metres from the boundary. This distance minimises any potential impact on privacy and light for neighbouring properties. For example, the extension's height and positioning have been carefully considered to avoid overshadowing or overlooking neighbouring gardens and living spaces.

No comments or concerns have been raised by neighbours.

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: Are the following acceptable?

	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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	Parking is predominantly provided in-curtilage, which remains acceptable due to the location of this property and the neighbouring houses.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP 	Maintains appropriate access and on street parking.	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
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 	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.	✓

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: Are the following acceptable?

	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	<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 	N/A	✓
Impact on ecology	<ul style="list-style-type: none"> KDP 12 of the SPD Policy LP30 Chapter 15 of the NPPF 	N/A	✓
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.	✓
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The extension complies with the larger home notification that received a decision of prior approval not required. This indicates that the proposed development is within the permissible limits and does not adversely affect the surrounding area. For instance, the extension's size and scale have been designed to fall within the parameters set by the notification, ensuring it is a lawful and acceptable addition to the property. Furthermore, the extension's design and materials have been chosen to comply with the SPD recommendations on maintaining the character and appearance of the 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:

No representations received.

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: 2024/92864

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	(EX)002 LOCATION PLAN A4		18-Oct-2024
Block Plan	(20)002 BLOCK PLAN A3		18-Oct-2024
Grouped Plans and Elevations	(EX)001 EXISTING GA A1		18-Oct-2024
Grouped Plans and Elevations	(20)001 - PROPOSED GA A1		18-Oct-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: 10/12/2024

