

**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:	2024/62/92921/W
Site Address:	16, Briar Avenue, Meltham, Holmfirth, HD9 5LQ
Description:	Erection of single storey side and front extensions
Recommending Officer:	Joanna Rednall

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: 03-Dec-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92921
Location	16, Briar Avenue, Meltham, Holmfirth, HD9 5LQ
Proposal	Erection of single storey side and front extensions
Publicity end date	26 th November 2024
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated
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	No amendments were sought as the scheme was considered acceptable as its submitted form.
Meltham Town Council comments	Yes	Noted
Planning History	No	

Consultations required	No	
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Assessment

Description of proposal

Permission is sought for the erection of single storey side and front extensions.

The measurements of the front extension are as follows:

- ~0.6 metre projection
- ~2.7 metre width
- ~2.8 metre eave height
- ~3.3 metre ridge height

The measurements of the side extension are as follows:

- ~4.2 metre depth
- ~2.4 metre width
- ~2.8 metre eave height
- ~3.3 metre ridge height

The extensions are constructed from brick with a built up felt/single ply membrane flat roof.

Internally, the extensions serve a study and utility room.

The Kirklees SPD sets out that single storey front and side extensions should comply with certain parameters set out at paragraph 5.14, 5.15, 5.16 and 5.17 on pages 27 and 28 (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 set well back from the pavement with a distance of 10+ metres achieved to the front extension. The projection of the front extension is minimal and would not encroach beyond the existing building line.	
The extension is small, subservient to the	The ~0.6 metre projection does not	

original building, well-designed and would not harm the character of the original house or the area	extend beyond the front elevation of the house and therefore would not appear an incongruous addition within the street. The walls would be constructed from brick to match the host property with matching UPVC openings.	
The materials and design match the existing features of the original house	The walls are constructed from brick with matching upvc openings to match the materials and features on the original house.	
The extension would not unreasonably affect the neighbouring properties	The front extension is single storey in height and set approximately 1.8 metres away from the shared side boundary, therefore would not unreasonably affect neighbouring properties.	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The width of the existing house is approximately 8.6 metres, and the extension projects approximately 2.4 metres from the side elevation of the house.	
not exceed a height of 4 metres	The total height of the extension is approximately 3.3 metres.	
be set back at least 500mm from the original building line to allow for a visual break	The extension is set approximately 3.7 metres back from the front elevation of the original house.	

Design and Visual Amenity:

Summary of local street scene/character:

16, Briar Avenue is a two-storey semi-detached property located in Meltham, Holmfirth. The application property is located within a residential suburb where surrounding properties are similar in terms of design, the predominant construction materials consist of stone to the front and red brick to the sides. Many surrounding dwellings feature adjoined garages to the side, some appear to have been extended or converted over time.

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 extensions are modest in scale and would not appear overly prominent when viewed from Briar Avenue. The front and side extensions are set well back from the front elevation and would not encroach beyond the established building line. The proposed materials would match the host property and would appear in keeping with the material palette of the locality.	✓
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 	Both extensions are single storey in height and would appear proportionate in scale to the host property.	✓

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.	✓
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 	Flat roofing style – although this would not match the hipped design of the host property, flat-roofed single storey garages are a common feature within the locality, therefore an extension of this design and roof form would not appear incongruous within the street scene.	✓
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 	UPVC openings of similar proportions to existing openings on the host dwelling.	✓
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 with no alterations to access.	✓

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:

- 14, Briar Avenue

This property is located south-east of the application site. The extensions would bring a degree of bulk and massing towards the shared boundary, the side extension would retain a separation distance of approximately 2 metres. However, any impact is mitigated by the limited height of the extension. Although No.14 is located at a slightly lower ground level than No.16, any

overshadowing would not have a significant effect on any habitable windows due to the siting of No.14's garage.

- 18, Briar Avenue

This property is adjoined to the application property. The extensions would be screened by the main body of the application property, therefore would have no impacts with regard to overshadowing / overbearing / overlooking.

- 83, Slaithwaite Road

This property is located to the rear of the application property with a separation distance of 14+ metres achieved. This is considered sufficient to mitigate undue overlooking / overshadowing / overbearing impacts.

- 11, Briar Avenue

This property is located opposite the application site at a distance of 28+ metres. Given the separation distance and street scene in turn, the proposed development is not considered to cause undue harm to the amenities of this neighbouring property.

	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 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 	Acceptable for the reasons above.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) 	At least half the garden area would be retained as a result of the development.	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
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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	<ul style="list-style-type: none"> KDP 15 of the SPD Policy LP22 Parking (f) of the KLP Chapter 12 of the NPPF 	No alterations to highway access.	✓
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 property benefits from a wide driveway to the front to accommodate off-street parking. This area would not be retained as part of the development.	✓
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	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	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.	✓

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
Meltham Town Council – noted.	N/A	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: 2024/92921

Officer Recommendation: Approve

Conditions

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 wall materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building and 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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	14/10/2024
EXISTING PLANS	2368 01	-	14/10/2024
PROPOSED PLANS AND ELEVATIONS	2368 02	-	14/10/2024

Plan Type	Reference	Version	Date Received
Application form	-	-	14/10/2024
Climate change statement	-	-	14/10/2024

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: 02/12/2024