

**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:	2024/62/92942/W
Site Address:	8, New Road, Netherthong, Holmfirth, HD9 3XT
Description:	Erection of single storey 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.

John Holmes

AUTHORISED OFFICER

Date: 17-Dec-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92942
Location	8, New Road, Netherthong, Holmfirth, HD9 3XT.
Proposal	Erection of single storey extension.
Publicity end date	27/11/2024
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.

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 30** – Biodiversity and Geodiversity
- **LP 31** – Strategic Green Infrastructure Network
- **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

Holme Valley Neighbourhood Development Plan:

- Policy 1: Protecting and Enhancing the Landscape Character of the Holme Valley
- Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- Policy 11: Improving Transport, Accessibility and Local Infrastructure
- Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Relevant Planning History	Yes	<p>2002/92236 – Outline application for erection of detached dwelling – Conditional Outline Permission.</p> <p>2004/90575 – Erection of detached dwelling with integral garage – Conditional Full Permission.</p> <p>2005/94640 – Erection of conservatory – Conditional Full Permission.</p>
Consultations required	No	

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Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension.

The proposed rear extension would have a maximum height of 3.6m, with an eaves height of 2.63m. The extension will project approx 3m from the rear elevation of the original building, with a span of 10.51m.

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	More than half of the properties garden area is retained; therefore, this is considered acceptable.	
Be set behind the original building, and not projecting beyond the sides	The extension is set behind the existing building and will not be visible from the front of the property.	
Maintain external access to the rear garden	The extension will have no significant impact on the properties external access to the rear garden as the existing gate and entrance to that area of the site will	

	be retained with no obstruction.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The extension is subservient to the original property and does not overbear the existing building. Furthermore, all proposed materials are in keeping or have no significant impact on the character and style of the original building.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	The extension will not cover more than half of the total area around the house.	
not exceed 4 metres in height	The proposal would not exceed this.	
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 proposal would not exceed this.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The extension does not exceed more than 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A gap of at least 1m is retained to the site boundary at both sides of the proposed extension.	

Design and Visual Amenity:

Summary of local street scene/character:

8 New Road is a detached property located in an area of mostly detached properties of a similar character and age, with varying size and scale. The rear of the property, where the proposed extension will lie, is visible from the nearest road (New Road). The property benefits from a driveway and garage to the front, as well as a large amenity space 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 	Given the scale and siting of the proposal it is considered it would have no significant impact.	✓
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 rear extension is subservient in size and scale, therefore, the impact on the original house will not be significant.	✓
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 	The proposals are subservient to the original building in height and scale, meaning they will have no significant impact on the existing dwelling.	✓

	<ul style="list-style-type: none"> • Chapter 12 of the NPPF 		
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 facing materials would be walls to match the existing and grey concrete roof tiles. It is considered these would have an acceptable visual appearance and a condition to ensure their use is recommended.	✓
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 	The proposed roof material is grey concrete roof tiles rather than the existing slate roof. This is considered to be an acceptable construction material, therefore, it is considered the proposal would have no significant impact on the character of the building particularly taking account the nature of the proposal and single storey addition which would be replaced by the proposal.	✓
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 proposed windows are proportionate to those in the existing building in terms of scale, size, 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 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:

The main properties affected are:

- 133, Huddersfield Road, Thongsbridge, Holmfirth, HD9 3TP – Neighbour 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 	There is natural screening present between the properties, furthermore, the distance between the proposed extension and the closest window of 133 Huddersfield Road is 33m. As a result, it is considered there will be no significant impact upon the neighbours' privacy.	✓
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 	Given the size of the proposed extension as well as the distance to the neighbouring properties, the impact on light and outlook for the neighbouring property is not considered to be significant.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) 	The distance from the proposal to the surrounding neighbouring properties is large enough for there	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	to be no significant overbearing or overshadowing impact.	
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 a large amount of amenity space to the side and rear which is deemed acceptable.	✓

It is considered the impact of the proposed single storey rear extension would not be significant. 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 	The proposal is well set back from the nearest road (New Road), as a result there will be no significant impact on highway safety.	✓
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 proposed plans will not increase the number of bedrooms at the property, therefore the parking provision requirements is not considered to increase, and the current number of off-street spaces on	✓

		the site is deemed acceptable.	
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 	Although nothing specific is detailed in the plans, adequate space will remain on the site for waste storage.	✓

The proposal is therefore concluded to be 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	<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 	Although there are TPO's located to the East of the site, it is considered that the extension is not large enough in size and scale to have a significant impact upon these 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 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	✓

		<p>which alerts the applicant of their private responsibilities if any signs of bats or potential to disturb those protected species are found.</p> <p>The site is also located within a twite buffer. There will be no interaction with the roof of the existing property, therefore, the impact upon ecology is not considered significant in this case.</p>	
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:

existing building. The materials and colour finishes approved by this condition shall be thereafter retained.

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 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 / Document Type	Reference	Date Received
Application Form	-	21/10/2024
Climate Change Statement	-	15/10/2024
Flood Risk Assessment	-	15/10/2024
Proposed Site/Block Layout	24070D-07-P01	22/10/2024
Existing Plans and Elevations	24070D-01-P02	15/10/2024
Proposed Plans and Elevations	24070D-06-P04	16/10/2024

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: 13/12/2024