

**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:	2024/62/93033/E
Site Address:	9, Beckett Crescent, Dewsbury Moor, Dewsbury, WF13 3PW
Description:	Erection of part two storey and part single storey rear extension and single storey side extension
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.

Emma Thompson

AUTHORISED OFFICER

Date: 18-Dec-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93033
Location	9, Beckett Crescent, Dewsbury Moor, Dewsbury, WF13 3PW
Proposal	Erection of part two storey and part single storey rear extension and single storey side extension
Publicity end date	3 rd December 2024
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	DEVELOPMENT_HIGH_RISK_AREA, Bat Alert, Airport Consult 1
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 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

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	Yes	Updated plans of internal layout
Parish/Town Council comments sought	No	N/A

(Kirkburton)		
Planning History	No	N/A
Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that two storey rear extensions should comply with certain parameters set out in paragraph 5.8 on page 25 (and listed below) and if they do not, they need to be justified:

Two Storey Rear Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be proportionate to the size of the original house and garden;	Yes - the extension is not considered to cause detriment to the street scene. The siting of the dwelling is not part of a linear form and as such in this case it is considered acceptable.	
not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings);	Yes – the extension does not cover more than half of the total area around the original house. Considered acceptable due to neighbouring properties having a similar extension. The extension is designed to ensure it meets the 45° rule for the adjacent semi.	
not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties;	Yes - The proposed extension projects out by approximately 3m which is in keeping with the SPD. Considered acceptable due to neighbouring properties having a similar extension. Ample garden space will be retained to the rear of the house.	
not exceed a height at the eaves of 3 metres where		No - The proposed extension projects out by

the extension is within 1.5 metres of the property boundary;		3m and has an eaves height of approximately 5.9m. This is considered acceptable as the site is sloped towards the rear and the two-storey extension is separated from the shared boundary line by 1.7m.
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and	Yes – separated by 1.7 metres.	
not adversely affect habitable room windows where they adjoin a neighbour's boundary	Yes – the two-storey extension is designed to retain a gap from the boundary and does not cause any issues in terms of loss of outlook and overshadowing.	

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	Yes – the extension does not cover more than half of the total area around the original house.	
use appropriate materials which match or are similar in appearance to the original house; and	Yes – to match existing	
not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.	Due to the orientation of the dwelling, the proposed extension will not overshadow neighbouring properties. Due to the modest scale of the proposed extension, there will be no impact on the loss of outlook of neighbouring properties.	

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraph 5.17 on page 28 (and listed below) and if they do not, they need to be justified:

Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
not extend more than two thirds of the width of the original house;	Yes – the proposed extension projects out by approximately 1.5 m	
not exceed a height of 4 metres; and	Yes – the proposed extension has an overall height of approximately 3.7m from the front elevation.	
be set back at least 500mm from the original building line to allow for a visual break		No – The proposed side extension aligns with the front line of the original dwelling. This alignment is deemed acceptable due to the house’s orientation and its setback from the front lines of neighbouring properties.

Design and Visual Amenity:

Summary of local street scene/character:

The site to which the application site relates to is number 9 Beckett Crescent. The property is a two-storey semi-detached dwelling constructed from red brick and is roofed with slate tiles. The property benefits from a garden to the front and rear, with an accessible driveway to the front. The property is situated within a residential area and the street scene encompasses several dwellings of similar character size, design and scale.

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	Further comments	✓ / X / N/A

	the Kirklees Local Plan and the NPPF		
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 neighbouring properties having similar extensions, the proposed development would not appear overly prominent. The proposed development would be located to the front and 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 	As above. The extension would project across the front, and rear of the property. The proposed development consists of a single-story extension to the side, a two-storey extension to the rear and a single storey extension to the rear.	✓
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) 	Lean-to roof style to side and single story rear extension, and hipped roof style to two storey	✓

	<ul style="list-style-type: none"> and (d) of the KLP Chapter 12 of the NPPF 	extension to the rear. All roof styles are acceptable as they are in-keeping with the original roof style of the host property and/or match the character of 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 	Modest size windows in extensions, 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 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:

- 7 Beckett Crescent – Adjacent property and shall see an alteration to the appearance of the side and rear elevation. The application property’s rear elevation sits further back than this property due to positioning and orientation, as such no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.
- 11 Beckett Crescent - Adjacent property and attached semi, shall see an alteration to the appearance of the rear elevation, as such no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact. Extension is designed ensure privacy to neighbours and will not produce conflict relating to light and outlook.
- There are properties to the front, however, the proposed extension is the set back from the boundary and it will not impact the properties at the front.

	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.	✓

Updated internal arrangement plans have been submitted by the agent because the current plans do not meet the policy requirements for a bedroom. The outlook is severely compromised by the extension. This update addresses the outstanding concerns, as the room is now designated for storage and will not be used as a bedroom, thereby avoiding any detriment to the amenity of future occupants. This change ensures compliance with policy requirements.

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 	Parking is predominantly provided on-street and in curtilage to the front,	✓

	<ul style="list-style-type: none"> • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	which remains acceptable due to the location of this property and the neighbouring houses. The property also has a driveway big enough to fit a car after the construction of the proposed extension.	
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 	Maintains appropriate access and off-street in-curtilage parking.	✓
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:

	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.	✓

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:

The application was advertised via neighbour notification letters.

Final publicity date expired: 3rd December 2024

As such, 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: 2024/93033

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
Grouped Plans and Elevations	9 Beckett Crescent - PLN-EXT A3L-1		18-Dec-2024
Grouped Plans and Elevations	9 Beckett Crescent - PLN-EXT A3L-2		18-Dec-2024
Grouped Plans and Elevations	9 Beckett Crescent - PLN-EXT A3L-3		18-Dec-2024
Grouped Plans and Elevations	9 Beckett Crescent - PLN-EXT A3L-4		18-Dec-2024
Grouped Plans and Elevations	9 Beckett Crescent - PLN-EXT A3L-5		23-Oct-2024
General	Climate Change - 9 Beckett Crescent		23-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: 18/12/2024