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:	**2024/62/93075/W**
Site Address:	27, Beech Street, Paddock, Huddersfield, HD1 4JP
Description:	Erection of single storey and first floor extensions to rear
Recommending Officer:	Joshua Merriman

DECISION – Full Conditional Permission

I hereby authorise the approval this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 31-Dec-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93075
Location	27, Beech Street, Paddock, Huddersfield, HD1 4JP.
Proposal	Erection of single storey and first floor extensions to rear.
Publicity end date	17/12/2024
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 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

	YES / NO	**SUMMARY**
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	2011/92812 – Erection of single storey rear extension – Conditional Full Permission.
Consultations required	No	

Assessment

Description of development:

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

The proposed single storey extension will project 3.63m from the rear elevation of the existing building, with a maximum height of 3.46m, eaves height of 2.29m, and a width of 2.71m.

The proposed two storey rear extension also projects 3.63m from the rear elevation of the existing building, with a maximum height of 6.32m, eaves height of 5.16m, and a width of 3.56m.

The Kirklees SPD sets out that rear extensions and two storey rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.2 and 5.8 on pages 23 and 25 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least half of the back garden at the property will be retained.	
Be set behind the original building, and not projecting beyond the sides	The extensions cannot project beyond the sides of the property due to its terraced nature, therefore, they will be set behind the original building.	
Maintain external access to the rear garden		Currently the property does not have external access to the rear garden as it is a terraced house, therefore, external access will not be possible following the proposals. It is considered that this is acceptable as external access to the rear

		garden is not lost as a result of the extensions.
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The extensions are subservient to the original building and will be constructed using materials to match the original building.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	At least half of the total area around the house will remain following the erection of the proposed extensions.	
not exceed 4 metres in height	The maximum height of the single storey extension proposed is 3.46m.	
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 extension is proposed to project 3.63m from the rear elevation of the original house, however, the existing single storey extension at the property which is to be destroyed projects 3.67m from the rear elevation of the original property. As a result, the proposed extension is considered acceptable and will not cause any greater impacts than the current extension.
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The eaves height of the proposed extension is 2.29m.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		A 1m gap is not retained to the property boundary, however, due to the terraced nature of the houses

		and other extensions in the surrounding street scene, this is not considered a reasonable requirement for this case, and the extension will be deemed acceptable from this viewpoint.
Two storey rear extensions should:		
be proportionate to the size of the original house and garden	The extension is subservient to the original building and does not take up a large amount of rear amenity space at the dwelling.	
not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	At least 50% of the total area of land around the house is to be retained.	
not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties		The proposed two storey extension is also set to project 3.63m from the rear elevation of the existing house, however, in the context of the local street scene, considering other two storey rear extensions in the surrounding area, this is deemed a material consideration, alongside the fact there is an existing rear projection, albeit single storey, however of the same extent. As such, in this instance the 0.63m difference is considered acceptable.
not exceed a height at the eaves of 3 metres where the extension is		The eaves height of the extension is set to be 5.16m, however, as

within 1.5 metres of the property boundary		aforementioned due to the terraced nature of the housing, it is considered unfair to deem this a requirement of the proposal, therefore, from this viewpoint the extension is considered to be acceptable.
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre		A 1.5m gap is not retained to the property boundary, however, due to the terraced nature of the houses and other extensions in the surrounding street scene, this is not considered a reasonable requirement for this case, and the extension will be deemed acceptable from this viewpoint.
not adversely affect habitable room windows where they adjoin a neighbour's boundary	The proposed extensions will not cause any significant impact than any currently experienced by neighbouring properties due to the existing rear extensions along the street, therefore, the proposal is considered acceptable.	

Design and Visual Amenity:

Summary of local street scene/character:

27 Beech Street is a two-storey terraced property constructed from natural stone walls and a grey slate roof. The application property is surrounded by properties of a similar size, style, age, and character, many of which have also erected single and two-storey rear extensions. The dwelling benefits from a small hard-standing amenity space to the front, suitable for the parking of vehicles, as well as 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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The street scene contains many rear extensions both single and two-storey, moreover, the proposals will use materials to match the existing building, thus having no significant impact on the local character.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	As the extensions will be constructed using material to match the original building and they are subservient to the existing house, it is considered that there will be no significant impact on the original house.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The extensions are subservient to the original house in terms of height, scale, and massing.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The walls are set to be constructed using natural stone to match the existing building. The windows in the extensions are also set to match those in the existing building.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c)	The roof is proposed to be constructed using grey slate to match the existing house.	✓

	and (d) of the KLP • Chapter 12 of the NPPF		
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The proposed windows are proportionate to those existing in the dwelling in terms of size and positioning.	✓
Accessibility for all users	• KDP 17of 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:

- 25, Beech Street, Paddock, Huddersfield, HD1 4JP – Neighbour to the East.
- 29, Beech Street, Paddock, Huddersfield, HD1 4JP – Neighbour to the West.
- 108, Church Street, Paddock, Huddersfield, HD1 4UD – Neighbour to the rear.
- 110, Church Street, Paddock, Huddersfield, HD1 4UD – 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)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	There are no side windows proposed in the extensions, therefore, it is considered that there will be no significant impact on privacy of the neighbouring properties.	✓

Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As the property already has an existing single storey rear extension, any impact on light and outlook on neighbouring properties will not be a significant increase on current impacts, therefore, the extensions are considered acceptable in terms of light and outlook.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	Due to the many rear extensions erected on neighbouring properties, the impact on overbearing or overshadowing will not be significant.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The property will retain at least 50% of its garden space to the rear, which is considered an acceptable amount.	✓

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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The proposals are located on a back street rather than a busy main road to the front of the property; therefore, it is considered that there will be no significant impact on highway safety.	✓
Parking provision	• KDP 15 of the SPD	The property will lose no parking provision as a	✓

	• Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	result of the proposed extensions, therefore, there are no objections on parking provision grounds.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although nothing specific is detailed in the submitted plans, there will be adequate space on the application site for waste storage.	✓

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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	The proposals are not close enough to have any significant impact upon trees.	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	While the site is within a swift nesting 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 which alerts the	✓

		applicant of their private responsibilities if any signs of swifts or potential to disturb those protected species are found.	
Carbon Budget / Climate change statement	• 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	• 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**
None		N/A

<u>Conclusion</u>:

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: 2024/93075

Officer Recommendation: Conditional Full Permission

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

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive).

If swifts are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Site Location Plan	24-009 - PL01	08/11/2024
Existing Site Plan	24-009 – PL02	08/11/2024
Proposed Site Plan	24-009 – PL03	08/11/2024
Existing Elevations	24-009–PL12A	08/11/2024
Existing Floor Plans	24-009 – PL11	08/11/2024
Proposed Elevations	24-009-PL22A	08/11/2024

Plan Type	Reference	Date Received
Proposed Floor Plans	24-009 – PL21	08/11/2024
Application Forms	-	08/11/2024
Climate Change Statement	-	08/11/2024

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: 17/12/2024