

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:	2024/62/93102/W
Site Address:	60, Dryclough Road, Crosland Moor, Huddersfield, HD4 5JA
Description:	Erection of extensions and alterations to extend living accommodation
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: 20th December 2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93102
Location	60, Dryclough Road, Crosland Moor, Huddersfield, HD4 5JA.
Proposal	Erection of extensions and alterations to extend living accommodation.
Publicity end date	12/12/2024.
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 and 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	No	
Consultations required	No	

Assessment

The application seeks permission for the erection of a single-storey front extension and roof extension.

The front extension will project 2.42m from the front elevation of the existing building, with a maximum height of 3.6m, eaves height of 2.43m, and a width of 10.06m.

The roof extension will increase the height of the roof by 0.75m, all other roof measurements will remain as existing.

The Kirklees SPD sets out that front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (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 well set back from the pavement of the nearest road (Dryclough Road), and well screened.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	The extension is subservient to the original building, and would not harm the character of the original house or local area.	
The materials and design match the existing features of the original house	All proposed materials are to match those of the existing building.	
The extension would not unreasonably affect the neighbouring properties	Due to the property being well screened, it is considered that the extension would not unreasonably affect the neighbouring properties.	

Roof extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof	The roof style proposed on the roof extension is to match the existing house.	
be designed in style and materials similar to the appearance of the	The roof will be constructed using concrete interlocking roof tiles to match the	

existing house and roof	appearance of the existing house and other roof parts.	
not dominate the roof or project above the ridge of the house	The extended roof will not dominate above the roof on other parts of the property, but will be aligned.	

Design and Visual Amenity:

Summary of local street scene/character:

60 Dryclough Road is a two-storey terraced property constructed from natural local coursed stone, concrete interlocking roof tiles, and white uPVC windows and doors. The application property is surrounded by houses of a similar size, style, age, and character, benefitting from a large amenity space to the front, including a garden area, hard-standing parking space, and garage.

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 proposed front extension is well-screened and the roof extension is proportionate to the existing building, therefore, it is considered that there will be no significant impact on the local character and street scene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and	The extensions are subservient to the original building and will be constructed using materials to match the	✓

	(d) of the KLP Chapter 12 of the NPPF	original house, therefore, the impact on the original house will not be significant.	
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 proposals 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 to be constructed using natural local coursed stone, windows are to be uPVC, both to match the existing building. However, the external door is to composite, despite this, it is considered that this will not have a significant effect on the original building and is acceptable. Condition to ensure wall and roof materials match is recommended.	✓
Roof style	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	The roof style is to be concrete interlocking roof tiles to match the existing dwelling. Remaining of the same pitch / design although increased in height this would not be considered significant.	✓
Window proportions	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the	All proposed windows are to be proportionate to those existing in the property in terms of size and positioning.	✓

	KLP Chapter 12 of the NPPF		
Accessibility for all users	- KDP 17 of the SPD - Policy LP24 Design (f) - Chapter 12 of the NPPF	Private domestic extension – no alternate access arrangements required.	✓

Whilst the proposal is to the elevation which is considered the principle elevation of the property, it is considered it would not have a significant impact in this case given the character of the street, set back from the road and the development which has taken place already adjacent to the north / east of the site it is considered the individual site characteristics are such that the extension would not have a significant visual impact in this case and the proposal is acceptable in this regard.

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:

- 62, Dryclough Road, Crosland Moor, Huddersfield, HD4 5JA – Neighbouring property to the South West.

	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 windows in the proposed extensions that facilitate overlooking or breaches of privacy onto the neighbouring property.	✓

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	Due to the limited scale of the front extension and nature of the roof extension not projecting outwards, it is considered that the impact on light and outlook would not be significant.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As aforementioned, due to the limited scale of both extensions, it is considered that there will be no significant impact as a result of being overbearing or overshadowing.	✓
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 most of the garden space to the front of the dwelling, which is deemed acceptable.	✓

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	The extensions are set far enough back from the nearest roads (Dryclough Road & Dryclough Avenue) to have no significant impact on	✓

	Chapter 12 of the NPPF	highway safety.	
Parking provision	- KDP 15 of the SPD - Policy LP22 Parking (f) of the KLP - Chapter 12 of the NPPF	The proposed extensions will not affect the current parking provision at the property.	✓
Provision for waste storage	- KDP 16 of the SPD - Policy LP24 Design (d) (iv) - Chapter 12 of the NPPF	Although nothing specific is detailed within the submitted plans, there will be adequate space on the 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	While the site is within a swift nesting and twite buffer layer, the nature of the proposal is not	✓

	• Policy LP30 • Chapter 15 of the NPPF	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 twites, 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

NOTE: Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Application Forms	-	06/11/2024
Climate-change-guidance	-	30/10/2024
Block Plan	-	30/10/2024
Location Plan	-	30/10/2024
Grouped Plans and Elevations	24-034-03B	30/10/2024

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: 12/12/2024

