

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:	2024/62/93201/W
Site Address:	379, Bradford Road, Fartown, Huddersfield, HD2 2QN
Description:	Erection of single storey rear 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: 21-Jan-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93201
Location	379, Bradford Road, Fartown, Huddersfield, HD2 2QN.
Proposal	Erection of single storey rear extension.
Publicity end date	05/01/2025
Number of representations received	One (1) letter of support
Kirklees Local Plan Allocation/Designation	No allocation in the Kirklees Local Plan. The site falls partially within Flood Zone 2 as identified by the Environment Agency.
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

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

Description of development:

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

The proposed extension would project 2.49m from the rear elevation of the existing building, with a maximum height of 3.4m, and eaves height of 2.46m, and a width of 6.4m.

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	The proposal would ensure sufficient amenity space remains.	
Be set behind the original building, and not projecting beyond the sides	The extension does not project beyond the sides of the original building and is completely set behind the original house.	
Maintain external access to the rear garden	The current external access to the rear garden will be maintained.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	All the materials used to construct the proposal are to match the existing building.	
not normally cover more than half the total area around the original	Over half of the total area around the original house will	

house (including previous extensions and outbuildings)	remain after the proposed extension has been erected.	
not exceed 4 metres in height	The maximum height of the extension would be 3.4m.	
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 would project 2.49m from the rear elevation of the existing dwelling, therefore, falling within the 3m allocated to semi-detached buildings in the House Extensions and Alterations SPD.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The extension will not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		The gap to the property boundary would only be 0.33m, however, due to the fact the proposal is up to the shared adjoining boundary this would not impact upon access arrangements. The impact upon the adjoining neighbour is detailed in the 'Residential Amenity' section of this report.

Design and Visual Amenity:

Summary of local street scene/character:

379 Bradford Road is a semi-detached dwelling located on an A road (Bradford Road). The property is constructed primarily from brick walls and grey roof tiles, and benefits from amenity space to the East, South, and West, with a small garden area to the South of the dwelling. Furthermore, the application site contains a garage to the West.

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	As the proposed extension is subservient to the original building, and is set to be constructed using materials to match the existing property, 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 (d) of the KLP • Chapter 12 of the NPPF	The extension is subservient to the original building and will be constructed using materials to match the original house, therefore, it is considered 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 proposed rear extension is subservient to the host dwelling in terms of height, scale, and massing.	✓
Facing materials and detailing	• KDP 9 of the SPD	The walls of the proposal are set to be constructed from brick to match the existing building. The	✓

	• Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	roof windows in the extension are also set to match the original property.	
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 proposed roof style is grey roof tiles to match the original house.	✓
Window proportions	• 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 in the extension are proportionate to those in the original dwelling in terms of size and positioning.	✓
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.	✓

Subject to condition the materials match those of the host property, the design of the proposal is considered acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity:

The main properties affected are:

- 381, Bradford Road, Fartown, Huddersfield, HD2 2QN – Adjoined neighbour to the North.
- 2, Ripon Avenue, Fartown, Huddersfield, HD2 2QP – Neighbouring property to the rear.

- 369, Bradford Road, Fartown, Huddersfield, HD2 2QN – Neighbouring property to the South.

	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	The extension will have no windows in locations which facilitate overlooking into neighbouring gardens, therefore, it is considered that there will be no significant impact on the privacy of neighbours.	✓
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 extension, it is considered that the height and scale of the proposal is not great enough to cause any significant impact on light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As aforementioned, it is considered that due to the limited height and scale of the extension, the proposal is not considered to impact in this regard to warrant refusal in relation to overbearing or overshadowing onto neighbouring dwellings.	✓
Remaining garden space of application property	• KDP 7 of the SPD	The application property will retain all of its small area of garden space to the South, which is	✓

	• Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	considered acceptable in this case.	
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It is noted that the proposal would infill a gap between an existing outbuilding and the host property, this would see additional bulk, form and massing in proximity to the shared boundary. The site is to the south of no.381 and therefore there would be an impact upon the occupiers of no.381 to some degree in terms of overshadowing / overbearing impact / oppressiveness.

However, in this case weight is afforded the impact of the existing development(s) upon the site, and the additional harm created as a result of the proposal is not concluded to be so significant in the context of this site that refusal could be substantiated given off set from the boundary, fact a 3m projection could be constructed under pd rights and the hipped roof design. On balance, in this instance the proposal is concluded to be acceptable having regard to these considerations.

The proposal is therefore considered 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	As the extension is set back from the nearest highway (Ripon Avenue), it is considered the proposal will have no significant impact on highway safety.	✓
Parking provision	• KDP 15 of the SPD	The number of bedrooms at the dwelling will not increase as a result of the extension, and no current areas on the site	✓

	• Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	used for parking will be affected, therefore, the parking provision is considered acceptable to remain as current.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although nothing specific is detailed on the submitted plans, there will be adequate space on 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 proposal is 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 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 which alerts the applicant of their private responsibilities if any signs of bats 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 submitted flood risk assessment sets out floor levels will be no lower than existing. This is considered suitable mitigation in this case.	✓

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
The neighbouring occupant at 381 Bradford Road has stated that they support	Noted.	✓

Document and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application Forms	-	-	11/11/2024
Climate Change Statement	-	-	27/11/2024
Flood Risk Assessment	FRAHH and Minor FRA form	-	27/11/2024
Existing and Proposed Layout and Elevations	2445 Existing and Proposed-01	-	11/11/2024

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: 13/01/2025