

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:	2024/62/93252/W
Site Address:	6, Netherwood Close, Fixby, Huddersfield, HD2 2LR
Description:	Erection of front porch, erection of rear dormer and alterations to roof to form first floor accommodation
Recommending Officer:	Molly Storer

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: 15-Jan-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93252
Location	6, Netherwood Close, Fixby, Huddersfield, HD2 2LR
Proposal	Erection of front porch, erection of rear dormer and alterations to roof to form first floor accommodation.
Publicity end date	3 rd January 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Unallocated
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	No	
Parish/Town Council comments sought	No	
Planning History	No	95/92187 – Erection of bedroom and conservatory extension – Conditional Full Permission.
Consultations required	No	

Assessment

The applicant is seeking permission for the erection of front porch, erection of rear dormer and alterations to roof to form first floor accommodation.

Front porch:

The front porch will measure 1.2m x 3.720m and will be located in the area between the living/dining area and a bedroom on the ground floor. The main entrance to the house will be through the porch on the west elevation. The proposed porch will be set below the existing forwards projecting gable and will not extend above the eaves of this gable.

Rear dormer:

The dormer will project from the roof slope on the rear (south) elevation by 1.221m and will have a height of 1.455m with a flat roof. It will have an expanse across the rear roof slope of 9.58m but will be set within the confines of the original roof slope.

Alterations to roof:

The alterations to the roof will involve increasing the eaves height by approximately 0.7m and increasing the ridge height by 2.75m. This will create space in the roof space for 2 bedrooms, a shower room and a wardrobe room.

The Kirklees SPD sets out that single storey front extensions and dormer window and roof extensions should comply with certain parameters set out at paragraph 5.14 on page 27, and paragraphs 5.24 to 5.27 on pages 31 & 32 respectively. Enlargements to bungalows stipulations are set out in paragraph 5.31 on page 33 of the same document. All are listed below and if they do not comply, they need to be justified:

Single storey front extensions should ensure:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened; and	Yes – the extension would be set back from the pavement approximately 7.5m and be screened to some extent by boundary treatment to the front in the form of large trees and a boundary wall.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area; and	Yes – Although in this instance the appearance of the host dwelling house would be considerably altered at roof level by raising the ridge level, the proposed front extension would be a small part of this and it is considered that it would not harm the appearance of the altered bungalow or character of the area.	
The materials and design match the existing features of the original house; and	Yes – the wall materials of the porch would be stone, render and timber cladding to match existing. The use of these materials is considered acceptable.	
The extension would not unreasonably affect the neighbouring properties.	Yes – the modest scale would result in minimal impact on neighbouring property.	

In order to create additional living space the roof ridge height would have to be increased. Two storey and first floor extensions to bungalows should ensure:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
They do not cause a negative impact on the street scene and character of the area through changing the height, rhythm or form of a roof in relation to the rest of the street scene.	The proposed roof enlargement would increase the ridge height by approximately 2.75m. The proposed eaves height when measured from the lowest land level to the rear elevation would now measure 3.93m – an increase of 0.7m. Netherwood Close slopes upwards from east to west and therefore, although still bungalows, the properties to the northwest of the site on the same side of the road give the appearance of being higher. It is also noted that the house is situated well within the plot at a separation distance of 7.5m from the highway where other properties on this side of the street such as No.2 are closer. Many of the bungalows along this road feature a gabled roof design and the proposed will continue this gabled design to provide a good integration into the existing developed environment. The main building materials in the area are a combination stone and cladding. The roof is proposed to match this.	
Increase the height of the property by amending the roof pitch or eaves height does not significantly affect the character and proportions of the building, or impact the surrounding	The proposal would increase the ridge height and eaves height. However, the footprint would remain almost the same as existing and the eaves level would only extend by 0.7m.	

street scene. This is usually unacceptable where the roof pitches and heights in the street scene are consistent.	Furthermore, given the change in land levels on the site and along the road there is not a consistent height with some appearing higher further up the road. .	
---	---	--

Dormer windows and roof extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Reflect the character of the area, surrounding buildings and the age, appearance and materials of the existing house;	Whist it is acknowledged that rear dormers are not a common feature of other houses in the street-scene the rear dormer would be relatively modest in scale and retain visibility of much of the enlarged roof slope. Furthermore the dormer would not be visible from the street scene as located to the rear- it will not project beyond the confines of the roof slope.	
Ideally, dormers should be located to the rear of a house and should be small as possible with substantial area of the original roof retained.	Yes – the dormer would be located to the rear and much of the enlarged roof slope would be retained.	
Consideration should be given to the surrounding buildings in the street. Traditional vertical dormers usually complement the character and roof pitch of the existing house and will normally be acceptable. Modern flat roof dormers may be considered acceptable if they are well designed, small in scale and appearance and are characteristic of the street-scene.	Yes. The design of the proposed dormer will have a flat roof by this will have a limited height – less than half the height of the roof slope.	

Dormer window extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Relate to the appearance of the house and existing roof.	Yes – please see above.	

Be designed in style and materials similar to the appearance of the existing house and roof;		No. The existing bungalow is constructed from stone and cladding. The proposed dormer would have a flat roof and be finished in render. However, the render would provide a modern addition and in any case as located to the rear would not be easily visible from the street scene and of a modest scale given the level it would be set down within the rear roof slope. The flat roof reduces the massing of the dormer. This is considered to provide justification for not complying fully with this part of the householder design guide SPD.
not dominate the roof or project above the ridge of the house	Yes – The dormer of the enlarged bungalow is considered subordinate to the enlarged roof slope.	
Be set below the ridgeline of the existing roof and within the roof plane; and	Yes, well below the extended roof ridge.	
Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.		N/A - no neighbouring properties have dormers.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 6 Netherwood Close, a stone built bungalow located in the area of Fixby. The surrounding area is characterised by residential dwellings typical of a built-up area, with a wide variety of individual vernacular styles and appearances. Surrounding properties typically comprise of brick, stone or cladding. Roof forms are predominantly pitched with prominent large gables, having a tiled finish. Dwellings within the enclave are arranged in an irregular settlement pattern.

The existing property is set back from the highway and is orientated in an approximate north-south direction. The host dwelling is of mid 20th Century construction.

	Relevant key design principle (KDP) of the SPD, Policy in the	Further comments	✓ / X / N/A
--	---	------------------	-------------------

	Kirklees Local Plan and the NPPF		
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 local character is predominantly residential in nature and many properties have already been extended in various ways. For the reasons given above, it is considered that the proposed development would have an acceptable impact upon the varied character of the 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 original property would no longer remain the dominant feature. It would be replaced by a significant enlargement at roof level. However, the proposed alterations are considered to have matching materials to the front and side elevations with only the rear dormer differing with render this is considered to be acceptable.	✓
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	As above.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Stone and cladding to match existing to front and sides, rear dormer differing with render this is considered to be an acceptable upgrade and improvement to the existing bungalow and dormer being located to the rear. The use of these materials is considered acceptable. Condition 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 alterations provide continuity with the gabled design and the flat roof dormer limits bulk and massing to the rear.	✓
Window proportions	• KDP 1 and 2 of the SPD	New window proportions are considered to reflect those at ground floor level and would	✓

	- Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	be acceptable for the enlarged building.	
Accessibility for all users	- KDP 17 of the SPD - Policy LP24 Design (f) - Chapter 12 of the NPPF	Private domestic extension which would provide same 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: Are the considerations in the following table acceptable?

The main properties affected are:

- 4 Netherwood Close – property located to the west of the application site.
- 8 Netherwood Close – property located to the south east of the application site.

	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	- KDP 3 & 4 of the SPD - Policy LP24 Design (d) (iv) - Chapter 12 of the NPPF	There are two rooflights, two windows and the new porch door located in the west elevation. It is considered that due to the two windows and door being existing and only moving slightly forward that these windows would not cause any significant additional privacy issues. With regards to the east elevation this would remove a door and retain the existing windows therefore openings in this elevation would be reduced, having no impact to privacy.	✓
Impact on light and outlook of neighbours	- KDP 4, 5, 6 of the SPD - Policy LP24 Design (b) - Chapter 12 of the NPPF	It is considered that there may be some level of shadowing as a result of the increase in height of the roof. However this would be limited as the eaves height is only increasing by 0.7m and there remains a separation distance to both properties of at least 4.8m limiting the potential shadowing. The outlook from the existing side windows at No.4 and 8,	✓

		Netherwood Close, would not be significantly impacted upon over and above that of the existing dwelling with the principal outlooks to the front and rear of these neighbouring properties remaining largely unaffected by this proposed development.	
--	--	---	--

The increase in height is noted, and it is considered would be mitigated to some extent by the pitched roof design with roof slopes sloping away from the neighbouring dwellings.

The overall impact of the proposal is therefore concluded to be 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	N/A	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The site benefits from a large driveway to the front which extends down the side of the property to the rear. It is considered that the proposed ground floor extension would not adversely affect the parking or turning arrangements at the front of the site. Although there is additional bedrooms proposed there is considered to be sufficient parking on site.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Household waste bins are not shown on the proposed plans. However, at the site visit it was apparent that there would be sufficient space within the site boundary to provide space for waste bins to be discreetly stored and wheeled to roadside on collection days.	✓

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: 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 trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) • Policy LP33 Trees • Chapter 12 of the NPPF	N/A	N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	While it is within a bat alert layer, the small scale alteration to the host would not have significant impacts to roosting potential. It is recommended that a bat informative be attached to notify the applicant of their private responsibilities if any signs of bats or potential to disturb those protected species are found.	✓
Carbon budget	• 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:

None 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: 2024/93252

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

3. The external materials of the front extension and the raised roof hereby approved shall in all respects match those used in the construction of the existing building and 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.

4. The external materials of the dormer extension hereby approved shall be render finished in a neutral colour and 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 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 Type	Reference	Version	Date Received
Location and site plan	24-2008 – D01	Rev1	19/11/2024
Proposed elevations	24-2008 – D05	Rev3	21/11/2024
Section plan	24-2008 – D06	Rev3	21/11/2024

Plan Type	Reference	Version	Date Received
Location and site plan	24-2008 – D01	Rev1	19/11/2024
Proposed floor plans	24-2008 – D03	Rev3	21/11/2024
Existing elevations	24-2008 – D05	Rev1	19/11/2024
Existing floor plans	24-2008 – D02	Rev1	19/11/2024
Climate change statement	-	-	21/11/2024
Design and access statement	-	-	14/11/2024
Flood risk assessment	-	-	14/11/2024
Wildlife trigger	-	-	14/11/2024
Application form	-	-	14/11/2024

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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated:

16th January 2025