

**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:	2024/62/93253/W
Site Address:	71, Slaithwaite Road, Meltham, Holmfirth, HD9 5PJ
Description:	Erection of single storey side extension and associated alterations
Recommending Officer:	Joshua Merriman

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 07-Jan-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93253
Location	71, Slaithwaite Road, Meltham, Holmfirth, HD9 5PJ.
Proposal	Erection of single storey side extension and associated alterations.
Publicity end date	26/12/2024
Number of representations received	None
Kirklees Local Plan Allocation/Designation	None
Extension to Time (EoT)	No
Recommendation	Conditional Full Permission

	NO	YES
Applicant a Council Member or Officer in Place Directorate (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).

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Meltham Town Council have been consulted regarding the application and raised no comments or objections.
Planning History	Yes	2015/90713 – Change of use of land to residential, erection of rear

		extension and formation of off-road car parking – Conditional Full Permission.
Consultations required	No	

Assessment

The application seeks planning permission for a single storey side extension.

The proposed extension will extend 3.02m from the side elevation of the existing building, with a maximum height of 4.16m, an eaves height of 2.34m, and a depth of 3.7m.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16 and 5.17 on page 28 (and listed below) and if they do not, they need to be justified. The property is also set within a corner plot and therefore paragraph 5.34 on page 30 is also of relevance:

Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	The proposed extension is not close enough to any habitable rooms in neighbouring properties to have a significant impact on their natural light	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	The proposed windows will face onto the nearby road and adjacent properties are an adequate distance away, therefore no overlooking is will be created.	
Single storey side extensions should:		

not extend more than two thirds of the width of the original house	The proposal does not extend more than two thirds of the width of the original house.	
not exceed a height of 4 metres		The maximum height of the extension is 4.16m, however, it is considered that the difference is minimal and will not have a significant impact on neighbouring properties and the surrounding street scene.
be set back at least 500mm from the original building line to allow for a visual break		The extension lies flush with the front elevation of the original building, however, due to the small scale of the proposal and semi-detached nature of the property a terracing effect is avoided and the proposal is not considered to have any significant impacts.
Corner plots should have:		
Facing in both directions to create two frontages, each with windows overlooking the street	The proposal facilitates the property having windows that overlook both streets, creating two frontages.	
Being set back from the existing building line on both streets	The extension is adequately set back from both streets.	
Following the boundary treatment along both streets, in relation to its	The materials proposed are to match those of the existing building,	

position, height and materials	therefore, keeping the same relation to the boundary treatments.	
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Design and Visual Amenity:

Summary of local street scene/character:

71 Slaithwaite Road is a semi-detached property constructed from primarily facing brickwork walls, a rosemary tiled roof, and uPVC windows and doors. The dwelling is surrounded by properties of a similar style, age, character, and size, many of which have erected single storey side extensions and garages. The application property benefits from garden space to the front and a hard-standing driveway to the North East.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	Due to the small scale of the extension and materials used for construction being proposed to match the existing building, it is considered that there will be no significant impact on the local character and street scene.	✓
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 extension is proposed to be constructed using materials to match the existing building and does not overbear the original dwelling, therefore, it is considered there will be no	✓

		significant impact on the original house.	
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 	The proposal is subservient to the original property in terms of height, scale, and massing.	✓
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 	The proposed materials include facing brickwork walls, and UPVC windows and doors, which are all to match the existing building.	✓
Roof style	<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 	The proposed roof is to be clay tiles rather than the existing rosemary tiles; however, these are deemed similar enough to be acceptable.	✓
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 	All proposed windows are proportionate to those in the existing building in terms of size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) 	Private domestic extension – no alternate access arrangements required.	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
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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:

- 1, Hind Court, Meltham, Holmfirth, HD9 5PP – Neighbour 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)	<ul style="list-style-type: none"> KDP 3 & 4 of the SPD Policy LP24 Design (d) (iv) Chapter 12 of the NPPF 	No windows are proposed in the rear of the extension, therefore, there will be no significant impact on the privacy of neighbours.	✓
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 	Due to the small scale of the extension, it is considered there will be no significant impacts regarding the light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> KDP 5, 6 of the SPD Policy LP24 Design (b) Chapter 12 of the NPPF 	As aforementioned, due to the limited scale of the proposal there will be no significant impact regarding overbearing or overshadowing.	✓
Remaining garden space of	<ul style="list-style-type: none"> KDP 7 of the SPD 	The property will retain the majority of its current	✓

application property	<ul style="list-style-type: none"> • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	garden space, which is deemed acceptable.	
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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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	The proposal is set an adequate distance back from the nearest road (Slaithwaite Road), and of a scale to have no significant impact on highway safety.	✓
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 	The property will not increase the number of bedrooms via the proposal or interfere with the current parking provision.	✓
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 	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	<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 	The proposal will not have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	Whilst the site is within a twite buffer layer, the nature of the proposal is not considered to have significant impacts to roosting potential. However, in the event that planning permission is approved, it is recommended that an informative note be added which alerts the applicant of their responsibilities if any signs of twites or potential to disturb those protected species are found.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 	Small scale domestic development to an existing dwelling. As such, no special	✓

	<ul style="list-style-type: none"> Chapter 14 of the NPPF 	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:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
Meltham Town Council have been consulted but offered no comments nor objections regarding the application.	Noted.	N/A

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: 2024/93253

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 twites 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 Plan A4 1-1250	01	-	14/11/2024
Extg Block Plan A4 1-500	02	-	14/11/2024
Prop Block Plan A4 1-500	05	-	14/11/2024
Extg Plans & Elevs A2 1-100	03	-	14/11/2024

Plan Type	Reference	Version	Date Received
Prop Plans & Elevs A2 1-100	04	-	14/11/2024
Application Forms	-	-	14/11/2024
Climate Change Statement	-	-	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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 02/01/2025