

**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:         | <b>2024/62/93334/E</b>   |
| Site Address:         | 104, Cumberworth Lane, Lower Cumberworth,<br>Huddersfield, HD8 8PG                                   |
| Description:          | Erection of single storey front extension, installation of<br>new opening and associated alterations |
| Recommending Officer: | Faiza Bano   |

**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.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 04-Feb-2025**

## HOUSEHOLDER DELEGATED REPORT

|   |   |
|---|---|
| <b>Application Number</b>                         | 2024/93334  |
| <b>Location</b>                                   | 104, Cumberworth Lane, Lower Cumberworth, Huddersfield, HD8 8PG                                   |
| <b>Proposal</b>                                   | Erection of single storey front extension, installation of new opening and associated alterations |
| <b>Publicity end date</b>                         | 31 <sup>st</sup> January 2025   |
| <b>Number of representations received</b>         | None.   |
| <b>Kirklees Local Plan Allocation/Designation</b> | Twite Buffer, DEVELOPMENT_HIGH_RISK_AREA  |
| <b>Extension to Time (EoT)</b>                    | <b>Yes</b> <b>Date: 04/02/2025</b>  |
| <b>Recommendation</b>                             | Conditional Full Permission   |

|   | <b>NO</b> | <b>YES</b> |
|---|-----------|------------|
| <b>Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)</b> | ✓         |            |
| <b>Contrary to previous decision</b>  | ✓         |            |
| <b>Called in by Ward Member</b>   | ✓         |            |
| <b>Significant number of representations received</b>   | ✓         |            |

### 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

|  | <b>YES /<br/>NO</b> | <b>SUMMARY</b> |
|--|---------------------|----------------|
| Negotiations/Amendments during course of application | No                  | N/A            |

|                                     |     |   |
|-------------------------------------|-----|---|
| Parish/Town Council comments sought | No  | No objections   |
| Denby Dale                          |     |   |
| Planning History                    | Yes | <p><b>Planning Ref:</b> 2001/93388<br/> <b>Location:</b> 104, CUMBERWORTH LANE, LOWER CUMBERWORTH, HUDDERSFIELD, HD8 8PG.<br/> <b>Proposal:</b> ERECTION OF TWO-STOREY EXTENSION AND CONSERVATORY<br/> <b>Decision code:</b> RF<br/> <b>Decision:</b> RF - REFUSED<br/> <b>Decision Date:</b> 2001-12-10</p> <p><b>Planning Ref:</b> 2002/90380<br/> <b>Location:</b> 104, CUMBERWORTH LANE, LOWER CUMBERWORTH, HUDDERSFIELD, HD8 8PG.<br/> <b>Proposal:</b> ERECTION OF 2 STOREY EXTENSION AND CONSERVATORY<br/> <b>Decision code:</b> FC<br/> <b>Decision:</b> FC - CONDITIONAL FULL PERMISSION<br/> <b>Decision Date:</b> 2002-03-15</p> |
| Consultations required              | No  | N/A   |

### **Assessment**

The Kirklees SPD sets out that single storey 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:

| <b>Single storey front extensions:</b>   | <b><u>Yes - COMPLY</u></b>   | <b><u>No - JUSTIFY</u></b>   |
|--|--|--|
| The house is set well back from the pavement or is well screened; and                              |  | No - due to the orientation of the house, it can be considered that the front elevation is away from the pavement. |
| The extension is small, subservient to the original building, well-designed and would not harm the | Yes – the extension would appear subservient and has been designed with a lean-to roof, in-keeping |  |

|   |   |  |
|---|---|--|
| character of the original house or the area; and                                | with host property. the front extension is a continuation of the previously approved extension which is proposed to be a front porch with a W/C.  |  |
| The materials and design match the existing features of the original house; and | Yes – materials would match existing  |  |
| The extension would not unreasonably affect the neighbouring properties.        | Yes – the modest scale would result in minimal impact on neighbouring property as it is single storey and they have a similar extension in place. |  |

**Design and Visual Amenity:** Are the considerations in the following table acceptable?

*Summary of local street scene/character:*

The site to which the application site relates to is 104 Cumberworth Lane. The property is a two-storey semi-detached dwelling finished in natural stone and roofed with stone slate tiles. The property benefits from a driveway to the front and a garden 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.

|  | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>   | <b>Further comments</b>   | <b>✓ /<br/>X /<br/>N/A</b> |
|--|---|---|----------------------------|
| Impact on the Local character and street scene | <ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul> | The extension is generally modest in scale. The proposed development would not appear overly prominent. | ✓                          |
| Impact on original house                       | <ul style="list-style-type: none"> <li>• KDP2 of the SPD</li> </ul>   | The original property would remain the dominant feature. The proposed additional opening would comprise | ✓                          |

|                                |  |  |   |
|--------------------------------|--|--|---|
|                                | <ul style="list-style-type: none"> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>  | a high level window at the ground floor level which would have minimal impact on the character of the dwelling.  |   |
| Height, scale and massing      | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | As above. The extension would project across the front of the property and is single storey.   | ✓ |
| Facing materials and detailing | <ul style="list-style-type: none"> <li>• KDP 9 of the SPD</li> <li>• Policy LP24 Design (d) (iii) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>              | Facing materials to match existing.  | ✓ |
| Roof style                     | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | Leant-to roof style – acceptable as it is in-keeping with the original roof style of the host property.  | ✓ |
| Window proportions             | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | Small scale windows in extension, including rooflight, which would be in-keeping with existing building. New high-level opening in side elevation to ensure privacy and reinstate natural light internally in response to lost window along front elevation – considered acceptable. | ✓ |
| Accessibility for all users    | <ul style="list-style-type: none"> <li>• KDP 17 of the SPD</li> <li>• Policy LP24 Design (f)</li> <li>• Chapter 12 of the NPPF</li> </ul>                              | Private domestic extension which would provide easy 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:*

- 106 Cumberworth Lane – Due to the limited projection of the proposed front extension, the impact would be very limited to the frontage of the application site. As such the extension will not overshadow this property or its garden space. Due to the height/scale, there will be no impact on the first floor. This property also has a similar extension up to the shared boundary wall.

The additional opening within the side elevation of the dwelling at ground floor level would comprise a high level window which would face the road and by virtue of its design, would not allow for overlooking in any case.

108 Cumberworth Lane – due to the distance between the properties and the orientation of 108, there will be no issues in terms of loss of light, outlook or privacy. The additional opening within the side elevation of the dwelling at ground floor level would comprise a high level window which would face the road and by virtue of its design, would not allow for overlooking in any case.

- There are no properties immediately 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.

|  | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>   | <b>Further comments</b>                   | <b>✓ / X / N/A</b> |
|--|---|---|--------------------|
| Impact on privacy of neighbours (to sides, rear and front) | <ul style="list-style-type: none"> <li>• KDP 3 &amp; 4 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul> | Acceptable for the reasons set out above. | ✓                  |
| Impact on light and outlook of neighbours (to              | <ul style="list-style-type: none"> <li>• KDP 4, 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> </ul>  | As above.                                 | ✓                  |

|  |  |           |   |
|--|--|-----------|---|
| sides, rear and front)                         | <ul style="list-style-type: none"> <li>• Chapter 12 of the NPPF</li> </ul>   |           |   |
| Remaining garden space of application property | <ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul> | As above. | ✓ |

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:** Are the following acceptable?

|                             | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>   | <b>Further comments</b>  | <b>✓ / X / N/A</b> |
|-----------------------------|---|--|--------------------|
| Impact on highway safety    | <ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | Parking is predominantly provided on-street and in curtilage at the side (across the front elevation), which remains acceptable due to the location of this property and the neighbouring houses. The property also has a driveway big enough to fit a car after the construction of the proposed front extension. | ✓                  |
| Parking provision           | <ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | Maintains appropriate access and off-street in-curtilage parking.  | ✓                  |
| Provision for waste storage | <ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>        | None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.  | ✓                  |

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?

|  | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>  | <b>Further comments</b>   | <b>✓ /<br/>X /<br/>N/A</b> |
|--|--|---|----------------------------|
| Impact on trees                          | <ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul> | N/A   | ✓                          |
| Impact on ecology                        | <ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> <li>• Chapter 15 of the NPPF</li> </ul>                                       | N/A   | ✓                          |
| Carbon Budget / Climate change statement | <ul style="list-style-type: none"> <li>• KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>• Policy LP51</li> <li>• Chapter 14 of the NPPF</li> </ul>                        | 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                  | <ul style="list-style-type: none"> <li>• KDP 14 of the SPD</li> <li>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>                                     | 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.   | ✓                          |



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

Plans and specifications schedule:-

| <b>Plan Type</b>             | <b>Reference</b>                     | <b>Version</b> | <b>Date Received</b> |
|------------------------------|--------------------------------------|----------------|----------------------|
| Grouped Plans and Elevations | 04 - Prop Plans + Elevs - A2 - 1-100 |                | 26-Nov-2024          |
| Grouped Plans and Elevations | 03 - Extg Plans + Elevs - A2 - 1-100 |                | 26-Nov-2024          |
| Proposed Site / Block Layout | 05 - Prop Block Plan -A4 - 1-500     |                | 26-Nov-2024          |
| Existing Site / Block Layout | 02 - Extg Block Plan - A4 - 1-500    |                | 26-Nov-2024          |
| Location Plan                | 01 - Location Plan - A4 - 1-1250     |                | 26-Nov-2024          |
| General                      | Climate Change Statement             |                | 26-Nov-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:** 30/01/2025