

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:	2024/62/93354/W
Site Address:	26, Moorside Avenue, Crosland Moor, Huddersfield, HD4 5BH
Description:	Erection of front porch and dormer
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: 31-Jan-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93354
Location	26, Moorside Avenue, Crosland Moor, Huddersfield, HD4 5BH
Proposal	Erection of front porch and dormer
Publicity end date	14 th January 2025
Number of representations received	None received
Kirklees Local Plan Allocation/Designation	Unallocated
Extension to Time (EoT)	Yes – 31 st January 2025
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 and beautiful 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 30** - Biodiversity
- **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	Yes	2024/93352 – HHPD application for the erection of single storey rear

		extension. The extension projects 4.5m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 3.4m – Refused.
Consultations required	No	

Assessment

Permission is sought for the erection of a front porch and a dormer.

The dormer would be located to the front of the property of the south elevation. The measurements of the front dormer are as follows:

- 2.8 metre width
- 2.3 metre projection
- 1 metre to the eaves
- 1.7 metre overall height with a gable roof

The porch would be located on the same elevation with the below measurements:

- 2.5 metre width
- 2 metre projection
- 2.2 metre to the eaves
- 2.7 metre overall height with a gable roof

The Kirklees SPD sets out that dormer extensions should comply with certain parameters set out at paragraph 5.4 on pages 31 and 32 (and listed below) and if they do not, they need to be justified:

Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof	The dormer will be small in scale and will be set well within confines of existing roof.	
be designed in style and materials similar to the appearance of the existing house and roof	The dormer will be small in scale with a gable roof design to match the original house. A condition will be attached to any	

	grant of permission which requires that the front of the dormer and dormer cheeks are tile hung to match the existing roof.	
not dominate the roof or project above the ridge of the house	It is considered that the front dormer would not dominate the roof or project above the ridge of the house and is small in scale. – it is set well within the confines of the roof slope.	
be set below the ridgeline of the existing roof and within the roof plane	Yes.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant		The front dormer would have a single window which would not align with others on this elevation. However given the small scale nature of the dormer and due to windows on the ground and first floor not aligning it is considered that on balance this design is acceptable.

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 should:	<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 main road (Moorside Avenue).	
The extension is small, subservient to the original building, well designed and would not harm the character of	The extension has a limited projection and height, due to the small, scale nature and sympathetic design it is considered that the	

the original house or the area	extension will be subservient.	
The materials and design match the existing features of the original house	Materials will be stone, and a matching roof tiles to harmonise with the host property.	
The extension would not unreasonably affect the neighbouring properties	Due to the positioning of the porch to the side away from the attached neighbour it is not considered to have significant impact. The size and scale of the development is not considered to be unduly oppressive / overbearing or lead to a significant level of overlooking.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site relates to 26 Moorside Avenue, an end of terrace stone constructed property located within a predominantly residential area whereby the majority of dwellings are all stone constructed and inform in design.

The property benefits from an area of hard standing to the front and side and has garden amenity space to the rear. The rear of the property backs onto an access path which runs along the rear of this row of terraces. It is noted that there no other front dormer extensions along Moorside Avenue however the roof forms are not uniform in nature with No.32 having a frontward projecting gable roof.

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	With regards to the front dormer it is noted that there are no front	✓

	• Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	dormers within the immediate surroundings however the roof forms are not uniform in nature with No.32 having a frontward projecting gable roof. Therefore the projecting gable is an existing feature within the street scene. A condition will be attached to ensure matching materials are used this will ensure the dormer will harmonise with the rest of the street. With regards to the porch this will be small in scale, will also have gable roof design and will be constructed from matching materials. It is also noted that the adjacent neighbour also has a porch extension.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The dormer and porch are proportionate to the roof/house and sympathetic to the existing dwelling. They both have gable roof designs to match each other, the existing house and surrounding development.	✓
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	Height of both elements are acceptable as they are limited and the scale of the porch is seen already within the street scene. The dormer would be set well within the confines of the roof.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP	The application form states that the porch will be constructed from matching materials. A condition will be attached to ensure the	✓

	Chapter 12 of the NPPF	development is constructed from matching materials.	
Roof style	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	Gable roof designs to match existing.	✓
Window proportions	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	Proportions considered acceptable. Whilst the window in the front dormer would be smaller than the openings in the front of the dwelling, the dormer would read as a separate feature and to increase the opening size would impact in terms of the size / scale of the dormer addition.	✓
Accessibility for all users	- KDP 17 of the SPD - Policy LP24 Design (f) - Chapter 12 of the NPPF	Private domestic extension – no alterations to access.	✓

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:

- 24 Moorside Avenue – property located to the east
- 28 Moorside Avenue – property located to the west
- 9 & 11 Moorside Avenue - property located 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	KDP 3 & 4 of the SPD	The front dormer and porch would face the	✓

neighbours (to sides, rear and front)	• Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	hard standing and front of the property. Neither element will have windows in the side elevation. It is therefore considered that the proposed works would not significantly increase overlooking resulting from the dwelling than that which exists already and would not lead to significant harm of neighbouring occupiers in this regard.	
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	Given the small scale nature of the dormer, set within the confines of the roof it is considered that this will not result in an undue impact to outlook/light. With regards to the porch this will be located at a separation distance of 3m to the porch at No.24 and at a separation distance of 3m to No.28. given these separation distances and the limited height and scale of the porch it is considered the development would not have an undue impact to outlook/light.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The level of garden space would not be impacted from the development.	✓

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 • Chapter 12 of the NPPF	No alterations to highway access.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	One additional bedroom is proposed within the roof space. However parking arrangements will not be affected and there remains sufficient parking provision on the large front driveway.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans however there is sufficient space within red line boundary.	✓

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	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 / 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
None received		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: 2024/93354

Officer Recommendation: Approve

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 LP1, LP2, LP21, LP22, LP24, LP30 and LP51 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. Notwithstanding the submitted plans and application form, the porch hereby approved shall be constructed from materials which in all respects match those used in the construction of the existing building and which shall thereafter be retained.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP1, LP2, 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 Chapter 12 of the National Planning Policy Framework.

4. Notwithstanding the submitted plans and application form the external materials used in the construction of the roof, front elevation and cheeks of the dormer hereby approved shall be tiles that, in all respects match those used in the construction of the existing building and which shall thereafter be retained.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP1, LP2, 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 Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing and proposed elevations and layout	2447/01HHPP	-	26/11/2024
Application form	-	-	26/11/2024
Climate change statement	-	-	26/11/2024

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 negotiations took place, and no amended plans were sought or submitted.

Report Dated: 31st January 2025