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:	**2024/62/93433/W**
Site Address:	2, Romsey Close, Lindley, Huddersfield, HD3 3GU
Description:	Demolition of existing workshop/garage and erection of attached workshop/garage
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 12-Feb-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93433
Location	2, Romsey Close, Lindley, Huddersfield, HD3 3GU
Proposal	Demolition of existing workshop/garage and erection of attached workshop/garage
Publicity end date	17th January 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	None.
Extension to Time (EoT)	Yes **EoT Date:** 13/02/2025
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	✓	

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	Yes	At the current site: 2004/92789 – Erection of conservatory – Conditional Full Permission. 94/91959 – Erection of extension and front dormer window – Conditional Full Permission. Areial imagery shows that two new dwellings were constructed between 2020 and 2021 on land previously within the red line boundary of number 2 Romsey Close: 2018/90760 - Erection of detached dwelling - Conditional Full permission. This dwelling (2D Romsey Close) has now been constructed to the southeast of the original house. 2020/91259 - Erection of detached dwelling with integral garage – Conditional Full permission. This dwelling (2C Romsey Close) has now been constructed to the northwest of the original house. It is understood that the attached garage/workshop which is being demolished and replaced was part of the original dwellinghouse at 2 Romsey Close. This element of the property can be seen on historical imagery from 1965. Imagery before this does not show the property to be built.
Consultations required	No	

Assessment

The applicant is seeking permission for the demolition of the existing workshop/garage and erection of attached workshop/garage. As explained in the planning history section the existing garage/workshop is considered to be part of the original dwelling. The proposed workshop/garage will be built on a similar footprint to the existing with some minor changes.

The footprint of the existing workshop/garage is 54m2 whereas the proposed is 62m2. This additional space is due to the extension projecting 1m further forward than the existing. The overall height from the lowest ground level will remain the same at 3m and two roller shutter doors remaining in the same place in the north facing front elevation. Also in this elevation a large window will be replaced with three small windows which will reduce glazing on this elevation. An access door will also be removed from the south facing rear elevation.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraph 5.17 on page 28 (and listed below) and if they do not, they need to be justified:

Single storey front extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
Not extend more than two thirds of the width of the original house.	Yes – it is considered that the garage/workshop element is part of the original house the proposed will not extend further to the side than this.	
Not exceed a height of 4 metres.	Yes – the attached garage would have a maximum height of 3 metres.	
Be set back at least 500mm from the original building line to allow for a visual break.		No – however it is considered that there is no established building line at the site with the part of the property being set forward and part being set back (this is an existing arrangement with the garage/workshop). Although the proposed

		will extend further forward than the existing it would not extend beyond the furthest forward projection. On balance this would not create any further undue visual harm than existing.

Design and Visual Amenity:

Summary of local street scene/character:

The application site relates to 2 Romsey Close a two storey detached property in the area of Lindley. The site is located within a modest sized irregular shaped plot which is accessed via a driveway from Romsey Close

The site is surrounded predominantly by detached and semi-detached properties. The property benefits from garden amenity space to the rear and a driveway to the front. Levels within the site are gently sloping down in the south easterly direction

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	The attached garage is single storey in height and replaces a similar sized garage. Materials will match that of the host property (brick and render) which is considered to be an improvement of the current materials of timber cladding.	✓
Impact on original house	• KDP2 of the SPD	As the extension would be built on a similar footprint to existing and would utilise matching	✓

	• Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	material it is considered that the proposal is an improved design than existing and would have a positive 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	Limited height, similar footprint and flat roof design – considered acceptable.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Brick and render to match existing.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Flat roof to replace the existing flat roof to maintain the limited bulking or massing.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Glazing would reduce as a result of the new design. Two roller shutter doors will remain in the same place in the north facing front elevation. Also in this elevation a large window will be replaced with three small windows. An access door will also be removed from the south facing rear elevation.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension to host property to be used as a garage.	✓

The design of the proposal is therefore acceptable and accords with Policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity:

The main properties affected are:

- *No.186 and 188 Crosland Road – properties located to the west of the application site – impact to these properties will be assessed below.*
- *No.2d Romey Close – property to the southeast – due to the positioning of this property to the opposite side of the extension and as a result of no additional glazing facing this property, it is considered that this neighbour will not be affected as a result of the development.*
- *No.2c Romsey Close – property to the northwest – this property will have a separation distance of ~24m to the garage and is separated by a large timber fence therefore there will be no overbearing/overshadowing impact. In addition, glazing on the front elevation facing this property will be reduced meaning the privacy situation will be improved as a result. Therefore this property would not be significantly impacted.*

	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	There are no windows facing in the direction of these properties therefore the existing situation will remain and privacy will not be significantly impacted.	✓
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	There remains a separation distance of 1.5m to the boundary with these properties. It is also noted that the proximity nor height of the extension would increase meaning there would be no significant additional harm to these properties.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c)	The extent of outdoor amenity space at the application site would be unaffected.	✓

	• Chapter 12 of the NPPF		

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	As existing.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Parking space would remain within the garage and on the driveway. This is considered suitable for the property.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Whilst no details of waste storage have been provided, it is considered that ample amenity space is retained at the site to facilitate waste storage off the highway.	✓

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	**Further comments**	**✓ / X / N/A**

	the Kirklees Local Plan and the NPPF		
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	N/A	N/A
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. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.	✓
Drainage and Flood Risk	• KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP	The site is not located within an identified Flood Risk Zone.	✓

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:

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: **2024/93433**
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 walls of the attached garage shall be constructed brick and render which shall match the appearance of existing render to the external

walls of the host property. The development shall not be brought into use until it has been completed with the materials of construction specified within this condition which shall be retained thereafter.
Reason: In the interests of visual amenity and in accordance with Policies LP1, LP2 & 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.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	285-24-PL01a	-	09/12/202
Exiting plans	285-24-PL02	-	09/12/202
Proposed plans	285-24-PL03b	-	09/12/202
Climate change statement	-	-	09/12/202
Application form	-	-	09/12/202

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:

13th January 2025