

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:	2024/62/93445/W
Site Address:	60, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Description:	Erection of two storey front and side extensions with front porch and rear dormer
Recommending Officer:	Joshua Merriman

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: 03-Mar-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93445
Location	60, Redwood Drive, Bradley, Huddersfield, HD2 1PW.
Proposal	Erection of two storey front and side extensions with front porch and rear dormer.
Publicity end date	11/02/2025
Number of representations received	None
Kirklees Local Plan Allocation/Designation	The application site is located in a Strategic Green Infrastructure Network zone and bat alert layer, but is otherwise unallocated in the Kirklees Local Plan.
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	✓	
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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 31** – Strategic Green Infrastructure Network
- **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 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	86/05708 - Erection of computer centre, paper warehouse office block and ancillary facility including improved drainage and 3m high security fence – Granted Conditionally. 88/06578 – Erection of 129 dwellings and garages with associated Leisure Facilities – Granted Conditionally.

		90/01241 – Erection of 40 detached dwellings – Conditional Full Permission. 2024/92051 – Erection of two storey front and side extensions – Conditional Full Permission.
Consultations required	No	

Assessment

The application seeks permission for the erection of two storey front and side extensions with front porch and rear dormer. The proposed two storey front and side extensions have already received planning permission from case 2024/92051, therefore, this report for case 2024/93445 will focus upon the proposed front porch and rear dormer extensions in light of the previous assessment of the other elements of the proposed scheme and fact there is an extant permission in place for those elements too.

The proposed front porch would project 0.69m from the front elevation of the existing building, with a maximum height of 3.3m, eaves height of 2.32m, and width of 3.65m.

The proposed rear dormer extension would project 3.56m from the roof of the existing house, with a maximum height of 1.86m, eaves height of 1.73m, and a width of 8.04m.

The Kirklees SPD sets out that front extensions and dormer extensions should comply with certain parameters set out at paragraph 5.14 and 5.4 on pages 27, 31, and 32 (and listed below) and if they do not, they need to be justified:

Single storey front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened	The house is set well back from the pavement, and the proposed front porch would only be of a	

	limited scale and is therefore considered acceptable.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	The porch is subservient to the existing building, and well-designed using mostly materials to match the original house, therefore, it is considered that there would be no significant harm on the character of the original house or the area.	
The materials and design match the existing features of the original house		There will be use of wood within the front porch structure, however, as there is presence of wood in the surrounding street scene it is considered that it will not significantly affect the character of the original house and will be sympathetic to the design and features of the original house.
The extension would not unreasonably affect the neighbouring properties	Due to the limited scale of the extension, it is considered that there would be no significant impacts on neighbouring properties.	
Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof	The proposed dormer would be subservient to the existing roof and be constructed from	

	materials which are sympathetic to the existing roof, therefore relating to the appearance of the house and existing roof.	
be designed in style and materials similar to the appearance of the existing house and roof	The proposed dormer will be designed in a similar style to the existing house, and will be designed in materials that are sympathetic to the existing house and roof.	
not dominate the roof or project above the ridge of the house	The dormer will not dominate the roof or project above the ridge of the house.	
be set below the ridgeline of the existing roof and within the roof plane	The rear dormer will be set below the ridgeline of the existing roof and completely within the roof plane.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	There are no neighbouring dormers for alignment, however, the dormer is considered to be in the centre of the roof plane for easy alignment if neighbours wish to erect similar extensions.	

In terms of the two storey side extension. The assessment of this element of the scheme has previously been assessed (2024/92051) on the basis of the following:

The two storey side extension will be partially built above the single storey original side projection and at a ground floor level will extend 3.4m beyond this. At the first floor level the extension will project the full 8m from the original side wall. The two storey front element of the extension will project 1.7m from the existing side extension element

and have a width to align with the side extension. The overall length of the extension (with the two elements adjoined) will be 7.6m with an overall width of 8m.

The two storey extension the subject of this application is not considered to have a substantially different impact than that for which extant permission is already in place.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 60 Redwood Drive, a two-storey detached property faced in red brick, a tiled, pitched roof, uPVC windows, and composite doors. The property lies in a relatively varied street scene with buildings of varied sizes, characters, and styles. The application dwelling benefits from a hard-standing parking area to the front with garden area to the front and rear of the house.

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 proposals are considered to be subservient to the original building and constructed using materials that are sympathetic to the original building and will not have any significant effect on the local character and street scene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP	As the proposals are subservient to the original building and constructed using materials that are sympathetic to the host dwelling, it is considered	✓

	Chapter 12 of the NPPF	that there will be no significant 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	The proposals are both subservient to the existing building in terms of height, scale, and massing.	✓
Facing materials and detailing	- KDP 9 of the SPD - Policy LP24 Design (d) (iii) of the KLP - Chapter 12 of the NPPF	The front porch is set to be constructed from hardwood, with the rear dormer being dark grey cladding timber effect and uPVC windows. It is considered that these materials will relate well to the original building and are considered acceptable. A condition to ensure their use is 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	Any new roof space will be tiled to match the existing roof.	✓
Window proportions	- 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	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alternate access arrangements required.	✓
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Taking account of the extant consent (2024/92051) and the conclusions in relation to the elements of the scheme which are altered from that extant permission it is considered the impact of the proposal upon visual amenity in relation to the two storey element is not substantially different from that for which permission is already in place.

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:

- 61, Redwood Drive, Bradley, Huddersfield, HD2 1PW – Opposing Neighbour.
- 62, Redwood Drive, Bradley, Huddersfield, HD2 1PW – Neighbouring property to the North West.
- 2, Grantley Place, Bradley, Huddersfield, HD2 1LZ – Opposing neighbour.

	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	As there will be no extra windows implemented to the front of the dwelling, and the rear of the property looks onto open space, it is considered that there will be no significant impact on privacy.	✓

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	Due to the limited scale of the proposals and the application property having no neighbour to the South East, it is considered that there will be no significant impact on light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As aforementioned, due to the limited scale of the proposals and the absence of a neighbouring dwelling to the South East, it is considered that there will be no significant impact on neighbouring properties with regard to overbearing or overshadowing.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The application property will retain in excess of 50% of its current garden space, retaining the whole rear garden and most of the front garden, which is considered acceptable in this regard.	✓

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
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Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	As the property is set well back from the nearest highway (60 Redwood Drive) and the amendments to the front of the property are minimal it is considered that there will be no significant impact on highway safety.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The plans show that an additional bedroom will be created this will make the house into a 5 bedroom dwelling however plans show that 3.no usable off-street parking spaces will be made available. As such it is considered the impact of the development upon access and highway safety and parking would not be significant in this case. It is noted a new access would need to be created to serve parking space no.3, although such works could be undertaken in any event under pd rights. Furthermore, the creation of the access would need highway authority consent. Notwithstanding this, it is noted the site currently only hosts 2 spaces and serves a 4.bed property. As such it is considered the existing impact of the dwelling would be the	✓

		same as that of the proposal in this regard.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although nothing specific is detailed within the submitted plans, there is 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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	The proposals are not close enough to have any significant impact upon trees.	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	While the site is within a bat alert layer, the nature of the proposal is not considered to have significant impacts to roosting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission	✓

		which alerts 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		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: 2024/93445

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. Notwithstanding the dormer to rear, the external walls and roofing materials of the two storey front and side extension hereby approved shall in all respects match those used in the construction of the existing building.

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 single storey extension to front shall be constructed from hardwood supporting structure with any brickwork and tiles used in the construction of the single storey extension to front to match those used in the construction of the existing building in all respects, and which are 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.

5. The dormer to rear hereby approved shall be of a dark grey colour finish which is 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
Application Form	-	-	05/12/2024
chrome-climate change	-	-	05/12/2024
Existing Floor Plans and Elevations	-	-	05/12/2024
Proposed Floor Plans	-	-	05/12/2024
Existing Elevations	-	-	05/12/2024
Site Plan	-	-	06/01/2025
Proposed Elevations	-	-	06/01/2025

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 2024 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: 20/02/2025