

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:	2024/62/93537/W
Site Address:	10, Goldington Avenue, Oakes, Huddersfield, HD3 3PD
Description:	Erection of two storey side extension and single storey extension to front
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: 17-Feb-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93537
Location	10, Goldington Avenue, Oakes, Huddersfield, HD3 3PD.
Proposal	Erection of two storey side extension and single storey extension to front.
Publicity end date	11/02/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	No allocation 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	✓	

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 9: Construction materials
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	Yes	It was recommended that the applicant set back the proposed side extension 500mm from the front elevation of the original house to allow for a visual break and fulfil the House Extensions and Alterations SPD. The applicant agreed to make these changes, therefore, the scheme being assessed includes these amendments.
Parish/Town Council comments sought	No	
Planning History	Yes	2024/92544 – Prior notification for single storey rear extension – NANR – NOT REQUIRED.
Consultations required	No	

Assessment

The application seeks permission for a two-storey side extension.

The extension is proposed to project 3.05m from the side elevation of the existing building, with a maximum height of 8.33m, eaves height of 6.28m, and a depth of 6.22m.

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraphs 5.14, 5.16, and 5.20 on pages 27, 28, and 29 (and listed below) and if they do not, they need to be justified. In addition, the proposal site lies within a corner plot and therefore paragraph 5.23 of the SPD is also of relevance:

Side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	As the application property is located on a corner plot, it is set forward from the neighbouring dwelling to the North East, as a result, reasonable levels of natural light to habitable rooms in the neighbouring dwellings are ensured.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Due to the orientation of the property, the window proposed in the side elevation will not look onto the neighbouring plot, however, the proposed rear WC window will be obscured, which is recommended to be secured via condition, ensuring no overlooking is facilitated into neighbouring gardens.	
Two storey side extensions should:		
Not take up all or most of the space to the side of a house	A gap of 0.57m will remain at the side of the property, allowing external access to the rear garden as is presently available.	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property		A gap of 0.57m is retained to the side boundary, however, as the application dwelling is set forward from the

		neighbouring property to the North East, it is considered that this shortfall will not have any significant impact on the neighbouring house and is therefore acceptable.
be set back at least 500mm from the front wall of the house	The proposal is set back 500mm from the front elevation of the original house.	
Corner plots should have:		
Facing in both directions to create two frontages, each with windows overlooking the street	The proposed extension will incorporate windows overlooking the street to maintain a second frontage at the dwelling.	
Being set back from the existing building line on both streets	The property is set back from the existing building line on both streets (Goldington Avenue & Goldington Drive), and this will remain following the proposed works.	
Following the boundary treatment along both streets, in relation to its position, height and materials	The extension will follow the boundary treatment in relation to its position, height, and materials.	
Single storey front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the	The property is set back approximately 9m from	

pavement or is well screened	the pavement, which is deemed 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 proposed front extension is subservient to the original building, and is not considered to harm the character of the original house and area as it will be constructed using materials to match the original house.	
The materials and design match the existing features of the original house	The materials and design of the proposed extension will match those of the original house.	
The extension would not unreasonably affect the neighbouring properties	Due to the limited scale of the extension, it is not considered to significantly affect any neighbouring properties.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site relates to 10 Goldington Avenue, a two-storey semi-detached property located on a corner plot between Goldington Avenue and Goldington Drive. The application dwelling is located in a relatively uniform street scene, being surrounded by buildings of a similar style, character, age, and size. The property also benefits from a hard-standing parking area to the front, and a garden space 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.

	Relevant key design principle (KDP) of the SPD, Policy in	Further comments	✓ / X / N/A
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	the Kirklees Local Plan and the NPPF		
Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	As the proposals are subservient to the original building and set to be constructed using materials to match the original house, it is considered that there will be no significant impact on the local character and street scene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Due to the extensions being subservient to the original house and being constructed with materials to match the host dwellings, it is considered 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 subservient to the original 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 application forms submitted outline the walls of the proposed works 'to match existing'.	✓
Roof style	• KDP 1 and 2 of the SPD	The application forms submitted depict the roof	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	of the proposal '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	All windows proposed in the extensions 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.	✓

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:

- 8, Goldington Avenue, Oakes, Huddersfield, HD3 3PD – Neighbouring property to the North East.
- 7, Goldington Avenue, Oakes, Huddersfield, HD3 3PD – Opposite property.
- 9, Goldington Avenue, Oakes, Huddersfield, HD3 3PD – Opposite property.

	Relevant key design principle (KDP) of the SPD, Policy in	Further comments	✓ / X / N/A
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	the Kirklees Local Plan and the NPPF		
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	The windows proposed in the front and side elevation of the property would look onto the opposite dwellings, which are approximately 24m away, and the rear WC window will be obscured as a result of a condition added to the end of this report. Considering this, it is considered that there will be no significant impacts on the privacy of neighbours.	✓
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	As the application property is set forward from the neighbouring dwelling to the North East (8 Goldington Avenue), and set at a different orientation, it is considered that the extensions would have no significant impact on the 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 host dwelling being set forward and at a different orientation to 8 Goldington Avenue, it is considered that there will be no significant impact on neighbouring dwellings with regard to overbearing or overshadowing.	✓
Remaining garden space of	• KDP 7 of the SPD	The application site would retain all of its	✓

application property	• Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	current rear garden space, which is considered enough remaining garden space.	
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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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The proposals are set far enough back from the nearest highway (10 Goldington Avenue) to have no significant effect on highway safety.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The property will not lose enough hard-standing space to the front of the site to interfere with current parking arrangements at the dwelling, therefore, they are considered acceptable to remain as current.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv)	Although nothing specific is detailed in the submitted plans, there will be adequate space on site for waste storage.	✓

	Chapter 12 of the NPPF		
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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 proposal is 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	The application site is not located in an area of any ecological interest.	✓
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.	✓
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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: 2024/93537

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 and roofing materials of the 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 proposed WC window in the North facing elevation shall be fitted with obscure glazing to at least Level 3 on the Pilkington Scale (or equivalent) and be non-opening to a height of no less than 1.7m above floor level and retained as such thereafter.

Reason: In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 3 and 4 of the House Extensions and Alterations SPD, and policies contained within Chapter 12 of the NPPF.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	16/12/2024
Site Plans REV A	A101	-	10/01/2025
Existing Elevations	A103	-	16/12/2024
Existing Floor Plans	A102	-	16/12/2024
Proposed Elevations Rev A	A105	-	10/01/2025
Proposed Floor Plans REV A	A104	-	10/01/2025
Application Forms	-	-	16/12/2024
Climate Change Statement	-	-	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 2015 and otherwise actively engaged with the applicant in dealing with the application. The case officer sought an amendment to set back the proposed side extension by 500mm to allow a visual break and fulfil

the House Extensions and Alterations SPD. This was accepted by the applicant, therefore, the case has been assessed based on the plans showing this detailed in the plans and specifications schedule.

Report Dated:

11/02/2025