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:	**2024/62/93584/W**
Site Address:	22, Hanson Road, Meltham, Holmfirth, HD9 5LR
Description:	Erection of single storey rear extension and additional raised patio to rear including associated works
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.

Danielle Cooper

AUTHORISED OFFICER

Date: 03-Mar-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93584
Location	22, Hanson Road, Meltham, Holmfirth, HD9 5LR.
Proposal	Erection of single storey rear extension and additional raised patio to rear.
Publicity end date	17/02/2025
Number of representations received	1
Kirklees Local Plan Allocation/Designation	The application site is located in a bat alert layer and twite buffer zone.
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
- 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 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	Yes	Meltham Town Council have expressed their support of the application.
Planning History	No	
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension and additional raised patio to rear.

The proposal is for a replacement single storey rear extension which will project 0.5m from the principal rear elevation of the existing building, with a 4m depth from the rear elevation of the existing side element, 3.9m maximum height, 2.65m eaves height, and 5.3m width.

The floor area of the raised patio to the rear will be increased slightly as shown on plan.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	The application property will retain at least 50% of the total garden area to the rear of the dwelling.	
Be set behind the original building, and not projecting beyond the sides	The proposal will be set entirely behind the building, not projecting beyond the sides at any point.	
Maintain external access to the rear garden	The current external access to the rear garden, located to the North West of the dwelling, will remain.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The rear extension will be of a suitable scale and will be constructed	

	using materials to match the existing building.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Over half of the total area around the original house will remain.	
not exceed 4 metres in height	The extension will have a maximum height of 3.9m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties	The rear extension will project 0.5m from the main rear elevation of the existing building, and 4m from the rear elevation of the existing single storey side extension, therefore, not exceeding 4m in either case.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		The proposal extends 4m in length with an eaves height of 2.65m, however, this is considered to be an insignificant breach and will not cause any significant impacts. As a result, this is considered to be acceptable.
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A 1.22m gap will be retained from the rear extension to the property boundary to the North West.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 22 Hanson Road, a two-storey detached property faced in brick, with an interlocking tiled roof. The application property lies within a slightly varied street scene, with most properties being of a similar age, character, and scale, but some dwellings opting to be faced in render rather than brick. The house also benefits from an area of amenity space to the front, both hard-standing and green space, with a garden area to the rear. The dwelling has an existing single storey rear extension and raised patio area.

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	Due to the extension being located to the rear of the dwelling, being subservient to the original property, and using materials to match the existing building, 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	As the extension is subservient to the existing building and is proposed to be constructed using materials to match the original house, 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	The proposal will be subservient to the original building in terms	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	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 extension is proposed to be faced in brick to match the existing dwelling.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The proposed roof is to be interlocking roof tiles to match the original house.	✓
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 extension are proportionate to those in the existing dwelling in terms of size and positioning.	✓
Accessibility for all users	• KDP 17of 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:

- 20, Hanson Road, Meltham, Holmfirth, HD9 5LR – Neighbouring property to the South East.
- 24, Hanson Road, Meltham, Holmfirth, HD9 5LR – Neighbouring property to the North West.
- 7, Moorland Rise, Meltham, Holmfirth, HD9 5NA – Neighbouring property to the North East (rear).

	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	The windows proposed in the rear of the extension will be located roughly 21m from the closest neighbouring property in the line of vision, therefore, this is considered far enough away for there to be no significant impact on the privacy of neighbours. The proposed rear windows will also overlook into the applicants own rear garden area and as such the loss of privacy to No. 20 & 24 Hanson Road does not raise concern. Furthermore, the proposed minor additional floor space of the rear patio is not considered to have a greater material impact than the current situation	✓

		in regard to overlooking onto the adjacent neighbours rear garden area, and is therefore acceptable.	
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 orientation and the sufficient separation distance of the proposed extension compared to neighbouring properties 20 and 24 Hanson Road, the proposed extension will have no significant impact on either property with regard to impacts on light and outlook of neighbours. It is also noted that the proposed extension is a replacement single storey rear extension, and the material impact will be similar to that existing.	✓
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 orientation and sufficient separation distances of the proposed extension in comparison to neighbouring dwellings, it is considered that there will be no significant impact in terms of overbearing or overshadowing on neighbouring properties.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c)	The application property will retain at least half of its garden space, which is considered to be an acceptable amount.	✓

	• 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 the extension is to the rear of the dwelling and set well back from the nearest highway (Hanson Road), it is not considered to have any 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 number of bedrooms at the dwelling will not increase as a result of the extension, and the current parking space to the front of the house will not be reduced in size, therefore, the current parking provision at the dwelling is acceptable to remain as current.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although nothing specific is detailed in the submitted plans, there will be 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 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	While the site is within a bat alert layer and twite buffer, the nature of the proposal is not considered to have significant impacts to roosting/nesting 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 twites or potential to disturb those protected species are found.	✓
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD	Small scale domestic development to an existing dwelling. As	✓

	• Policy LP51 • Chapter 14 of the NPPF	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**
Meltham Town Council have expressed their support of the application.	Noted.	✓

<u>Conclusion</u>:

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: 2024/93584

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 and 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.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August

inclusive). If twites 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	-	-	19/12/2024
CCS	-	-	09/01/2025
Location Plan	0423 0001 A	-	09/01/2025
Grouped Plans and Elevations	0423 0005 – Existing	-	19/12/2024
Grouped Plans and Elevations	0423 0010 – Proposed	-	19/12/2024

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 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: 17/02/2025