

**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:	2025/62/90006/W
Site Address:	106, Taylor Hill Road, Taylor Hill, Huddersfield, HD4 6HJ
Description:	Erection of first floor extension and associated alterations
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.

Kerri Simpson

AUTHORISED OFFICER

Date: 28-Feb-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90006
Location	106, Taylor Hill Road, Taylor Hill, Huddersfield, HD4 6HJ.
Proposal	Erection of first floor extension and associated alterations.
Publicity end date	19/02/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located in a Strategic Green Infrastructure Network area, bat alert layer, twice buffer, and area containing great crested newts, 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	✓	

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	Yes	Negotiations have been ongoing throughout the course of the application including the case officer requesting a 45-degree angle from the centre sill of the closest neighbouring windows being added to the submitted plans. Moreover, the rooms serviced by the closest neighbouring rooms were requested by the officer. Finally, it was explored if the extension could potentially be moved away from 104 Taylor Hill Road to lessen any impacts on residential amenity, however, this was not considered feasible likely due to the impact on internal layout. For the reasons set out below, the original plans have been concluded as acceptable, as any new impacts by reason of the development will not be so significant that they would be

		detrimental to the amenity of neighbour properties.
Parish/Town Council comments sought	No	
Planning History	No	
Consultations required	No	

Assessment

The application seeks permission for a first-floor rear extension.

The proposed rear extension will project 4.89m from the rear elevation of the existing building (the same distance as the existing ground floor rear extension), with a maximum height of 6.44m, eaves height of 4.77m, and a width of 3.26m.

The Kirklees SPD sets out that rear extensions and two storey rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.2 and 5.8 on pages 23 and 25 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	None of the currently remaining garden space to the rear of the property will be lost as the footprint of the dwelling will not increase.	

<p>Be set behind the original building, and not projecting beyond the sides</p>	<p>The proposal is set completely behind the original building and not projecting beyond the sides.</p>	
<p>Maintain external access to the rear garden</p>	<p>The current external access to the rear garden of the application property will remain to the North of the dwelling.</p>	
<p>Respect the original house and garden in terms of its size and scale</p>	<p>The extension is subservient to the original building and is not considered to overbear the rear garden on the application site.</p>	
<p>Use appropriate materials which match or are similar in appearance to the original house</p>	<p>All materials proposed for the first-floor extension are to match those of the existing property.</p>	
<p>Not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties</p>		<p>It is considered that there could be slight overshadowing to the rear first floor window of 104 Taylor Hill Road, as the ground floor rear window of the neighbouring dwelling currently experiences slight overshadowing from the existing rear extension at the application dwelling. Considering this, as the first floor window to the rear of 104 Taylor Hill Road services a bedroom which has a lower requirement for</p>

		daylight than other primary rooms such as a living room. It is considered that slight overshadowing into this type of room is not significant enough to warrant a refusal on this application, and therefore the extension is considered acceptable in this regard.
Two storey rear extensions should:		
be proportionate to the size of the original house and garden	The proposal is subservient to the original house and proportionate to the size of the current rear garden at the dwelling, given the footprint of the property will not increase.	
not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	The footprint of the application dwelling will not increase, therefore, 100% of the total area of land currently around the original house will remain.	
not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties		The rear extension is set to project 4.89m from the rear elevation of the existing building, exceeding the 3m guideline for terraced houses, however, as the proposal is not considered to have any significant impact to neighbouring dwellings,

		it is considered that this can be accepted in this case.
not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary		The extension is set to have an eaves height of 4.77m within 1.5m of the property boundary, however, as aforementioned, due to this having no significant impact on neighbouring dwellings, it can be considered acceptable.
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre		The property is not separated from the property boundaries by 1.5m currently due to the close proximity of the terraced dwellings, therefore, as this is currently the case for many properties on Taylor Hill Road, it is considered acceptable.
not adversely affect habitable room windows where they adjoin a neighbour's boundary	There will be no significant impacts on habitable room windows in neighbouring properties, as those windows to the rear of neighbouring dwellings service bedrooms and kitchens.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 106 Taylor Hill Road, a two-storey terraced property faced in brick, with concrete roof tiles, uPVC windows and doors, and a single storey rear extension faced in render. The property is located in a uniform street scene at the front of the dwelling, being surrounded by similar

sized terraced dwellings faced in brick, however, to the rear of the dwelling there are many single and two-storey extensions which have been erected of differing scales, and with differing materials. The application dwelling also benefits from a small area of amenity space to the front, with an external garden access to the North, and a rear garden.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	As the extension is proposed to the rear of the dwelling, is not visible from the front of the property, and is set to be constructed using materials that 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	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	As the footprint of the property is not going to increase, and the proposal is set to be constructed using materials to match the existing building, it is considered that there will be no significant impact on the original house.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP 	The proposal is subservient to the original building in terms of height, scale, and massing.	✓

	<ul style="list-style-type: none"> • Chapter 12 of the NPPF 		
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	The first-floor extension is to be faced in render to match the existing ground floor rear extension, with uPVC windows and doors also to match the existing property.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The roof is to be concrete tiled to match that of the original house.	✓
Window proportions	<ul style="list-style-type: none"> • 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 host dwelling in terms of size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • 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:

- 104, Taylor Hill Road, Taylor Hill, Huddersfield, HD4 6HJ – Neighbour to the North.
- 108, Taylor Hill Road, Taylor Hill, Huddersfield, HD4 6HJ – Neighbour 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 neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	As there are no windows proposed in the side elevation of the extension, it is considered that there will be no significant impact on the privacy of neighbours.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Despite the emergence of slight overshadowing onto the rear ground floor window of 104 Taylor Hill Road as a result of the ground floor extension at the application dwelling, if this was to repeat on the first-floor rear neighbouring window it is considered that slight overshadowing onto non-habitable rooms in this case would not be significant enough for the LPA to warrant a refusal.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As aforementioned, due to the windows in the rear elevations of 104 and 108 Taylor Hill Road servicing non-habitable rooms, it is considered that any slight overshadowing or	✓

		overbearing impacts that may occur would not be significant enough for the LPA to warrant a refusal in this case.	
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	The application property will retain all of its current garden space as the footprint of the dwelling will not be increased.	✓

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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	As the proposal is located to the rear of the dwelling, it is considered that it will have no significant impact on highway safety.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	Due to the small nature of the dwelling and its limited amenity space, it is considered acceptable for parking arrangements to remain as current at the dwelling, with on-street parking utilised.	✓

Provision for waste storage	<ul style="list-style-type: none"> • 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 will be adequate space on site for waste storage.	✓
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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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	While the site is within a bat alert layer, twite buffer, and area with presence of great crested newts 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, twites, or great crested newts or potential to disturb those protected species are found.	
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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:

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	-	-	10/01/2025
Climate Change Statement	-	-	10/01/2025
Prop Floor Plans A3 1-100	06b	-	28/01/2025
Extg Elevs A3 1-100	04	-	10/01/2025
Extg Floor Plans A3 1-100	03	-	10/01/2025
Prop Elevs A3 1-100	07a	-	10/01/2025
Prop Block Plan A4 1-500	05a	-	10/01/2025
Extg Block Plan a4 1-500	02	-	10/01/2025
Location Plan A4 1-1250	01	-	10/01/2025

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. The case officer sought it necessary to seek amended plans including the 45-degree angle from the centre sill of the closest neighbouring windows.

Report Dated: 19/02/2025