

**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:	2025/62/90048/W
Site Address:	82, Cow Heys, Dalton, Huddersfield, HD5 9RG
Description:	Erection of single storey side extension and front and rear ramps
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: 04-Mar-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90048
Location	82, Cow Heys, Dalton, Huddersfield, HD5 9RG.
Proposal	Erection of single storey side extension and front and rear ramps.
Publicity end date	21/02/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site has 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
- Key design principle 17: Access for all users

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	Yes	The case officer requested confirmation of the material used for the ramps to the front and rear of the dwelling. They will be formed with concrete flags, with a concrete flag upstand, and black tubular steel handrails as a standard accessible homes' specification.
Parish/Town Council comments sought	No	
Planning History	No	
Consultations required	No	

Assessment

The application seeks permission for a single storey side extension and front and rear ramps.

The proposed side extension would project 3.82m from the side elevation of the existing building, with a maximum height of 3.5m, eaves height of 2.56m, and a depth of 2.91m.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16 and 5.17 on page 28 (and listed below) and if they do not, they need to be justified. The property is also set within a corner plot and therefore paragraph 5.34 on page 30 is also of relevance:

Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Due to the limited scale of the extension, it is considered that there will be no significant impact on light to habitable rooms in neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	There will be no new windows in the side elevation. There would be a new glazed door to the rear of the proposed extension, however this would present similar views to the existing. Therefore, it is considered that no overlooking will be facilitated into neighbouring gardens.	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The width of the original house is 6.38m, whereas the extension will have a width of 3.82m, which is not more than two thirds of	

	the width of the original house.	
not exceed a height of 4 metres	The maximum height of the extension will be 3.5m, not exceeding 4m.	
be set back at least 500mm from the original building line to allow for a visual break		While the extension does not include the standard 500mm setback, a clear visual break is maintained due to the physical gap between the proposal and the neighbouring dwelling to the northeast, preventing a terracing effect. As the extension will be single storey, it remains subservient to the host dwelling and does not compromise its architectural integrity. Additionally, the differing orientation of the dwelling further reduces visual impact on the street scene. Given these factors, the absence of a setback is not considered to result in harm, and the proposal is acceptable in this instance.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 82 Cow Heys, a two-storey end terrace property faced in brick, with a red concrete tile roof, white uPVC windows, uPVC doors, and concrete flag paths to the front, forming a hard-standing vehicle access. The property lies in a relatively uniform street scene, surrounded by properties with a similar style, age, character, and size. The application property also

benefits from amenity space to the front which includes a hard-standing parking area, and garden space, as well as a garden area to the rear of the dwelling. 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, and ramps (barring handrails), will be constructed using all materials to match the existing building/site, and is subservient to the host dwelling and appropriately sited within the curtilage, 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 extension is subservient to the original house, and will be constructed using materials to match, it is considered that there will be no significant impact on the original house. As for the ramps, the main material being concrete ensures it matches the hard-standing area to the front of the dwelling, having no significant impact on the original house.	✓
Height, scale, and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD 	The proposal is subservient to the	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	original building in terms of height, scale, and massing as it would be of a single storey, have a modest footprint incorporate a hipped roof as to reduce bulk.	
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 extension will be faced in brick, with white uPVC windows, and uPVC doors, all to match the host dwelling. The proposed ramps will be constructed from concrete flags, and a concrete flag upstand to match the hard-standing area to the front of the dwelling, and black tubular steel handrails which are standard accessible homes spec and therefore considered acceptable.	✓
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 extension will have a hipped roof indicative of the host dwelling and use a red concrete tiled roof to match that of the existing 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 	The windows proposed in the front of the extension are proportionate to those existing in the house 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 	Ramps are proposed to the front and rear of the dwelling, making it accessible for all users.	✓
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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:

- 45, Cow Heys, Dalton, Huddersfield, HD5 9RG – Opposing neighbour.
- 47, Cow Heys, Dalton, Huddersfield, HD5 9RG – Opposing neighbour.
- 49, Cow Heys, Dalton, Huddersfield, HD5 9RG – Opposing neighbour.
- 84, Cow Heys, Dalton, Huddersfield, HD5 9RG – Neighbour to the Northeast.

	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 	The produced extension would introduce a new window to the front elevation (north-west facing), which is located approximately 30m from the closest property to the Northwest and a glazed door to the rear. The proposal would retain sufficient distances from neighbouring habitable room windows as not to cause a loss of privacy.	✓

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 	Due to the small scale, sitting and absence of ground floor side facing windows at the neighbouring property, it is considered that there will be no significant impacts on light and outlook of neighbours.	✓
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 limited scale of the extension it is considered that there will be no significant impact on neighbours with regard to overbearing or overshadowing.	✓
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 the majority of its current garden space to the front a rear of the dwelling, which is considered to be an acceptable amount.	✓

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 	The extension and ramps are set well back from the nearest highway (Cow Heys) and are therefore considered to have no significant	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	impact upon 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 	The parking provision at the property is deemed acceptable to remain as current due to the number of bedrooms in the property not increasing to 4+, and the current hard-standing parking are remaining the same area.	✓
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.	✓

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 	The application site is not located in any areas of ecological interest.	✓
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:

Plan Type	Reference	Version	Date Received
Proposed Site/Block Layout	-	-	10/01/2025
Grouped Plans and Elevations	02 – Proposed	-	10/01/2025
Location Plan	-	-	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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 21/02/2025