

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:	2025/62/90114/E
Site Address:	Quarry House, Halifax Road, Staincliffe, Dewsbury, WF13 4BD
Description:	Erection of two storey rear extension
Recommending Officer:	Edward Cheseldine

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: 18-Mar-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90114
Location	Quarry House, Halifax Road, Staincliffe, Dewsbury, WF13 4BD
Proposal	Erection of two storey rear extension
Publicity end date	04-May-2024
Number of representations received	1
Kirklees Local Plan Allocation/Designation	None
Extension to Time (EoT)	28-Feb-2025
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	✓	

If 'No' to all above, proceed with a fast track report

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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- 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	No	
Parish/Town Council comments sought	None	

Planning History	Yes	2024/90926 – Erection of two storey rear extension – Full permission granted.
Consultations required	None	

Assessment

The Kirklees SPD sets out that rear extensions should comply with certain parameters set out at paragraph 5.8 on page 25 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be proportionate to the size of the original house and garden	The extension will be to the rear of the dwelling, it will infill modifications of rearward projections on the building. The host dwelling is large, at some points it is over 8.00m deep. The extensions are relatable to the current footprint of the building, whilst forming a rectangular footprint. The building is set in a generous residential curtilage, much of which will be retained.	
Not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	Yes - The building is set in a generous residential curtilage, much of which will be retained.	
Not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties		No – At some points, the extension will project ~5.00m. The building is relatively isolated. It is a large dwelling, within a generous residential curtilage, therefore the

		building will neither appear disproportionate nor dominate the street scape.
Not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary	Due to the curtilage this property will be over 1.5m from the boundary.	
Be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre	Due to the curtilage this property will be over 1.5m from the boundary.	
Not adversely affect habitable room windows where they adjoin a neighbour's boundary.	This will be assessed within the residential amenity section of the report.	

A driveway will be formed which follows the paths of the unmade track that is currently used to access the dwelling which is acceptable. The driveway was previously approved under application 2024/90926.

An electric fence will also be erected across the entrance to the dwelling which will be 1.40m in height. It will be a relative height to the boundary wall and is an acceptable height. The gate was previously approved under application 2024/90926.

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character: Quarry House is a large historic manor house which appears on the OS 1893 County Series maps. The building is a double fronted property built with stone exterior walls which fall under a hipped roof clad with stone tiles. There is a rear projection, which appears on the map, although it was most likely a single-storey storage unit which has been converted into a living accommodation at a later date. The dwelling sits on an elevated position from its access. Currently there is a stone wall to the north & east aspect of the site and wooden fencing on the south and west aspect. The area is predominately residential, with a mixed group of housing types, ages and styles.

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 dwelling rests off Highfield Lane, which is a small dead-end road that intersects Halifax Road. It is set away from the main frontage of Highfield Lane and raised due to the topography of the land. The building is relatively historic, new development surrounds the site. Spatially, the sense of space will be retained, and the dwelling will retain its visual independence.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	This application seeks to regularise the roof form, by creating a hipped roof, it is viewed as a visual improvement from previous plans given the regularised form. The footprint of the dwelling will be rectangular which represents an alteration which is in keeping with its traditional style. There will be a modern addition in the form of the glazed side façade. Although this is a departure from the original character, the traditional character is still dominant due to the retention of the double fronted principal elevation and materials.	✓

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	Height, scale and massing meet the criteria set out in the House Extensions & Alterations SPD and are appropriate to the host dwelling and surrounding area.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Materials will match the existing dwelling, with stone exterior walls and stone roof slates. There will be a stone trim around the glass façade which will blend the modern glazing with the traditional building.	✓
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 hipped roof form will be retained and extended which is sympathetic to the design of the original building.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	New windows will be added to the side and rear elevation. These will be a size that relates to the original windows. A new glazed façade will be installed on the north elevation. It will create a modern addition to a traditional building, given the façade is set within a single elevation and the traditional style is being retain, the addition would not amount to visual harm to the property.	✓

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 application relates to a roof style change and change of material for the trim of the glass façade. The overall assessment on the impact to residential amenity, therefore, remains the same as under application 2024/90926.

The main properties affected are:

- 124 & 126 Highfield Chase

	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	These dwellings are ~13.80m from the application dwelling. There will not be any new side facing windows facing the direction of these dwellings, however the rear, first-floor window will now light a bedroom. As the windows are existing, the relationship is acceptable and will not result in any reduction in amenity when considering the existing relationships.	✓
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	The extension will not lead to development that is closer to the boundaries of these dwellings. In consideration of the previously approved roof form, the hipped roof shape is lower, at points. The application dwelling sits to the north of these properties. Given the orientation of the sun, the application dwelling will not block any sunlight within the gardens of No. 124 & 126.	✓

- 95 Highfield Chase

	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	There are new rear windows at a closer proximity to this dwelling. The closest of which will be ~15.50m from No. 95. There is a ground-floor opening on this property which is a secondary window. Due to the boundary treatment, only the first-floor windows will have a view of this opening. Considering there is a difference in height and the distance, the relationship is 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	The extension will not lead to development that is closer to the boundaries, therefore the relationship is acceptable	✓

- 144 Highfield Chase

	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	This dwelling is set ~18.20m from the new rear window of the application dwelling. It is set at an acute angle, however the rear elevation faces towards the proposed rear windows. There are currently rear facing	✓

		windows on the property. Given the modest projection, and relationship, the impact is 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	The extension will not lead to development that is closer to the boundaries, therefore the relationship is acceptable.	✓

Due to distance, there are no other properties to consider.

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: Are the following acceptable?

	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	N/A	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	This application is for an increase in residential amenity space, the number of bedrooms will increase from 3 bedrooms to 4 bedrooms. A driveway will be constructed which is suitable for 3 vehicles which is sufficient for such a property type.	✓
Provision for waste storage	• KDP 16 of the SPD	Side access for bin storage will not be	✓

	• Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	removed, under current proposals.	
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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: Are the following acceptable?

	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		N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF		N/A
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 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
This new extension will block any form of sunlight entering my home/back garden and conservatory.	The extension will not lead to development that is closer to the boundaries to the south. In consideration of the previously approved roof form, the hipped roof shape is lower, at points. The application dwelling sits to the north of these properties. Given the orientation of the sun, the property will not block any sunlight within the gardens of properties on Highfield Close.	✓
There will be no privacy into my back garden, conservatory or bedrooms as they will be direct facing. And have ruined landscape and trees which were used as privacy prior to this extension as the owner has removed all trees.	The building was previously a dwelling. There are existing south facing windows on the first-floor level that light a bedroom. When considering the existing relationship, there is a view towards properties to the south. This relationship will therefore not change as a result of the proposal.	✓
This new extension overshadows 3 properties and removes all privacy allowing the new extension to look directly into garden and home.	Privacy has been assessed within the comment above and within the residential amenity section of the report. In terms of being overshadowing, extensions will be formed to the west of the existing dwelling. Given the sun's orientation, from east to west, a shadow will not be cast over properties to the south.	✓

Conclusion:

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.

Decision Authorisation - Delegated Powers

Officer Recommendation: Approve

1. The development hereby permitted shall be begun within three years of the date of this permission.

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.

3. The external walls and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	-	-	16 January 2025
Grouped plans existing and proposed	24-029-P-02-B	-	16 January 2025

Plan Type	Reference	Version	Date Received
Grouped plans existing and proposed	24-029-P-03-B	-	16 January 2025
Climate change statement	-	-	16 January 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. It was not considered necessary to seek any amendments/further information during the course of this application.