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:	**2025/62/90128/W**
Site Address:	16, Allison Drive, Fartown, Huddersfield, HD2 2RA
Description:	Erection of single storey extension to dwelling and single storey extension to create dwelling forming annex accommodation associated with 16, Allison Drive, Fartown, Huddersfield, HD2 2RA
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-MAR-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90128
Location	16 Allison Drive, Fartown, Huddersfield, HD2 2RA.
Proposal	Erection of single storey extension to dwelling and single storey extension to create dwelling forming annex accommodation associated with 16, Allison Drive, Fartown, Huddersfield, HD2 2RA.
Publicity end date	04/03/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located in a bat alert layer, but is otherwise unallocated.
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	No	
Planning History	Yes	2005/92973 – Erection of single storey extension and dormer extension – Conditional Full Permission.

Consultations required	Yes	KC Trees – Following a formal consultation with KC Trees the following comments were received: *The site has no protected trees but some significant specimens to the southwest corner. The new proposed patio would likely be within the Root Protection Area (RPA) of these trees however due to the presence of existing hardstanding the likelihood of rooting activity is minimal. None of these trees should be affected by the development. There looks to be three small trees or shrubs to the west of the proposed patio however their removal would not affect public amenity, and they are likely category C trees.* *There would be no objection to the plans as the impact on adjacent trees would be insignificant.* KC Environmental Health – Following a formal consultation with KC Environmental health the following comments were received: *<u>Contaminated Land</u>* *This site of the proposed development is not situated on land identified as potentially contaminated. Whilst we have no objection to the application, groundworks will be necessary, a watching brief should be observed in relation to unexpected contamination, and we therefore recommend a condition.*

		<u>Construction Related Noise</u> *The area generally is residential in nature, and we recommend a condition to ensure construction noise associated with the proposal does not cause loss of amenity to existing residents.*

<u>Assessment</u>

Description of development:

The application seeks permission for the erection of a single storey extension to dwelling and single storey extension to create dwelling forming annex accommodation associated with 16, Allison Drive, Fartown, Huddersfield, HD2 2RA.

The proposed rear extension forming part of the annex accommodation will project 4.79m from the rear elevation of the existing building, with a maximum height of 4.21m, eaves height of 2.37m, and a width of 12.08m (the width of the existing house).

The proposed side extension forming the majority of the annex accommodation will project 5.89m from the side elevation of the existing building, with a maximum height of 4.21m, eaves height of 2.37m, and a width of 11.8m.

The Kirklees SPD sets out that single storey rear and side extensions should comply with certain parameters set out at paragraphs 5.1, 5.15, 5.16, 5.17, and 5.6 on pages 23, 24, and 30 (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	As the dwelling is located on a large site, at least 50% of the rear garden area will be retained at the application site.	
Be set behind the original building, and not projecting beyond the sides		The proposed annexe projects beyond the North elevation of the original building, however, as the dwelling is located on a large plot, and the extensions will not be visible from the surrounding street scene, it is considered acceptable in this case.
Maintain external access to the rear garden	The current external access to the rear garden at the North and East of the site will remain.	
Single storey rear extensions should:		

be in keeping with the scale and style of the original house	The proposals are considered to be subservient to the original house and will be constructed using materials that all match the existing building, therefore, the proposals are considered to be in keeping with the scale and style of the original house.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	At least 50% of the total area around the house will remain post development.	
not exceed 4 metres in height		The proposed rear element of the extensions will have a maximum height of 4.78m, exceeding 4m. However, as the dwelling is well screened and the proposals will be barely visible from the surrounding street scene, it is considered that this breach is insignificant and will have no significant impacts on the local area, therefore, it can be considered acceptable.
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 4.82m from the rear elevation of the existing building, exceeding 4m for a detached property. However, as outlined above, the property is well screened and this

		increase is not considered to have a significant effect on the surrounding area, therefore, it can be considered acceptable.
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		The eaves height of the rear extension is 2.76m where the length exceeds 3m, however, once again, due to the heavy screening around the dwelling this is considered insignificant and acceptable in this case.
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A gap of at least 1m is retained to all boundaries around the property.	
Side extensions	**Yes - COMPLY**	**No - JUSTIFY**
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Due to the application dwelling being located away from any neighbouring properties, there will be no significant impact on the levels of natural light to the habitable rooms in neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	As the application dwelling is located away from neighbouring properties and well-screened, any new windows in the property are not considered to result in significant overlooking and impacts on privacy.	
Single storey side		

extensions should:		
not extend more than two thirds of the width of the original house	The extension will extend 4.79m in width, whereas the original house extends 13.12m.	
not exceed a height of 4 metres		The maximum height of the side portion of the extensions is 4.21m, however, as discussed above, due to the heavy screening at the site and the location away from neighbouring dwellings this is considered insignificant and can be accepted in this instance.
be set back at least 500mm from the original building line to allow for a visual break	The side extension is set back 1.86m from the front elevation of the original building.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 16 Allison Drive, a two-storey detached dwelling faced in coursed reclaimed stone, with a red clay rosemary tiled roof, and uPVC/aluminium windows and doors. The property is located on a large site, and as a result is located away from neighbouring dwellings, having little impact on the surrounding street scene. Furthermore, the property benefits from a hard-standing driveway area to the front, with an expansive garden space to the sides and rear of the property.

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	**Further comments**	**✓ / X /**

	Kirklees Local Plan and the NPPF		**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	All extensions to the dwelling are subservient to the original building and proposed to be constructed using materials to match the host property, therefore, 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 proposals are subservient to the original house and will use materials to match, it is also 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 extensions are proposed to be faced in regular coursed reclaimed stone, with windows and doors to be uPVC/Aluminium, all of which will match the existing building.	✓
Roof style	• KDP 1 and 2 of the SPD	The proposed roof is to be red clay rosemary tiles to	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	match that of the existing 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	All windows proposed in the extension are proportionate to those in the existing building 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:

- 14A, Allison Drive, Fartown, Huddersfield, HD2 2RA – Neighbouring property to the North East.
- 18, Allison Drive, Fartown, Huddersfield, HD2 2RA – Neighbouring property to the South East.
- 29, Allison Drive, Fartown, Huddersfield, HD2 2RA – Neighbouring property to the South West.

	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	As the application dwelling is well-screened and located away from neighbouring dwellings, it is considered that there will be no significant impact on 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	Due to the application property being located away from neighbouring dwellings, and the proposals being single storey it is considered that there will be no significant impact on 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 proposals being limited in scale and located away from neighbouring buildings, it is considered that there will be no significant impact on neighbours with regard to overbearing or overshadowing.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The application property will retain at least 50% of its current garden space 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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	As the property is well set back from the nearest highway (Allison Drive) and well screened, it is considered that there will be no 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 hard-standing parking area to the front of the dwelling is large enough to facilitate the 3 off-street parking spaces needed as the number of bedrooms in the house is increasing from 4 to 5, therefore, the current parking provision is deemed acceptable to remain.	✓
Provision for waste storage	• 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	Further comments	✓ / X /

	Kirklees Local Plan and the NPPF		**N/A**
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	Following a formal consultation with KC Trees the following comments were received: *The site has no protected trees but some significant specimens to the southwest corner. The new proposed patio would likely be within the RPA of these trees however due to the presence of existing hardstanding the likelihood of rooting activity is minimal. None of these trees should be affected by the development. There looks to be three small trees or shrubs to the west of the proposed patio however their removal would not affect public amenity, and they are likely category C trees.* *There would be no objection to the plans as the impact on adjacent trees would be insignificant.* The proposals can therefore be deemed acceptable with regard to trees.	✓
Impact on	• KDP 12 of the	While the site is within a	✓

ecology	SPD • Policy LP30 • Chapter 15 of the NPPF	bat alert layer, the nature of the proposal is not considered to have significant impacts to roosting 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 potential to disturb those protected species are found.	
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.	✓

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: 2025/90128

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. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.
Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the

Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: To safeguard the amenities of the occupiers of nearby properties, no construction related noise shall be audible beyond the site boundary outside the hours of:
07.30 to 18.30 hours Mondays to Fridays
08.00 to 13.00 hours, Saturdays
With no construction related noise audible beyond the site boundary on Sundays or Public Holidays

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	3461_(0-)_03_B - Existing	-	24/01/2025
Grouped Plans and Elevations	3461_(0-)_07_A – Proposed	-	24/01/2025
Application Form	-	-	24/01/2025
Climate Change Statement	-	-	24/01/2025

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: 04/03/2025