

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

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| Reference No: | 2025/62/90224/W |
| Site Address: | 16, Close Hill Lane, Newsome, Huddersfield, HD4 6LE |
| Description: | Demolition of existing garage and erection of two storey side extension, widening of driveway and associated works. |
| 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: 16-Apr-2025

HOUSEHOLDER DELEGATED REPORT

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| Application Number | 2025/90224 |
| Location | 16, Close Hill Lane, Newsome, Huddersfield, HD4 6LE. |
| Proposal | Demolition of existing garage and erection of two storey side extension, widening of driveway and associated works. |
| Publicity end date | 06/03/2025 |
| Number of representations received | None. |
| Kirklees Local Plan Allocation/Designation | The application site is located in a Strategic Green Infrastructure Network, as well as within a bat alert layer, area at high risk of land movement from pervious coal mining activity, and an area with history of great crested newts. |
| Extension to Time (EoT) | No |
| Recommendation | Conditional Full Permission |

| | NO | YES |
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| 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
- NPPF Chapter 16 – Conserving and enhancing the historic 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 35** – Historic environment
- **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
- Key design principle 17: Access for all users

| | Y E S/ N O | SUMMARY |
|------------------------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------|
| Negotiations/Amendments during course of application | No | |
| Parish/Town Council comments sought | No | |
| Planning History | No | |
| Consultations required | Yes | KC Trees – Following a formal consultation with KC Tress the following comments were received: |

The only trees which may be affected by the proposals are the row of conifers to the west. This impact should only be minimal (in the form of trimming the hedge back to facilitate the development).

There will be no impact on the TPO'd trees to the rear and therefore there is no objection and no further comments.

KC Highways – After a formal consultation with KC Highways the following comments were received:

The proposal includes for converting part of the front garden into a parking space thereby providing a total of two off street parking spaces, extending parking spaces are proposed for the dwelling, 1 garage space and 2 spaces on the driveway.

This is acceptable in highway terms.

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

SITE ACCESS.

The existing vehicle access onto Close Hill Lane will require the widening of the existing dropped kerb.

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| | | <p><i>The highway works required to provide the new access, will also need to be constructed under the section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.</i></p> <p><i>The applicant is advised to contact the Kirklees Street scene team as soon as possible to determine the exact extent of the works required.</i></p> <p><i>Informative notes have been added to the end of this report to reflect these comments.</i></p> |
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Assessment

The application seeks planning permission for the demolition of existing garage and erection of two storey side extension, widening of driveway and associated works.

The proposed two-storey extension is set to project 2.9m from the side elevation of the existing building, with a maximum height of 7.88m, eaves height of 5.24m, and a depth of 6.26m.

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraphs 5.16 and 5.20 on pages 28 and 29 (and listed below) and if they do not, they need to be justified. In addition, the proposal site lies within a corner plot and therefore paragraph 5.23 of the SPD is also of relevance:

| Side extensions should: | <u>Yes - COMPLY</u> | <u>No - JUSTIFY</u> |
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| Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties | As the neighbouring property to the South West is set back from the application property, it is | |

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| | considered that reasonable levels of natural light will be allowed to the habitable rooms of neighbouring properties. | |
| Positioning windows to minimise or avoid any potential overlook into neighbouring gardens | Although there are rear windows proposed in the extension, it is considered that these will facilitate no extra overlooking than the existing windows in the rear elevation of the property. | |
| Two storey side extensions should: | | |
| Not take up all or most of the space to the side of a house | External access to the rear garden of the dwelling will be maintained, therefore all of the space to the side of the house will not be taken up. | |
| maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property | | A gap of only 0.98m is retained to the Western property boundary on the application site, however, as the neighbouring dwelling in this direction is set back from the application site it is considered that this will have no significant impact and thus can be considered acceptable in this instance . |
| be set back at least 500mm from the front wall of the house | The proposed extension will be set back at least 500mm | |

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| | from the front elevation of the original house. | |
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It is noted that the neighbouring property to the South West (Springfield Lodge) is a partly Grade II Listed Building. However, it is considered that the proposed two-storey side extension, due to its location, scale and design, will not impact the setting of the heritage asset nor its character.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 16, Close Hill Lane, Newsome, Huddersfield, HD4 6LE, a two-storey semi-detached property faced in stonework/brickwork, with a pitched, hipped concrete tiled roof, and uPVC windows and doors. The application property is located in a row of properties of a similar size, scale, age, character, and appearance, but is not located in an entirely uniform street scene given the existence of the large Grade II Listed Springfield Lodge to the South West. Furthermore, the application property benefits from a hard-standing parking area and amenity space to the front, as well as a sizeable garden space to the rear.

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 |
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| 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 subservient to the original building and is to be faced in materials to match the existing building, it is considered 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 | Due to the extension being subservient to the original building, and utilising materials to match the original building | ✓ |

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| | <ul style="list-style-type: none"> • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF | it is considered there will be no significant impact on the original building. | |
| 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 • Chapter 12 of the NPPF | The proposal is considered to be subservient to the original building in terms of height, scale, and massing. | ✓ |
| 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 is to be faced in stonework/brickwork walls to match the existing building, with uPVC windows, with the proposed driveway widening utilising tarmac, both of which also match the existing building. | ✓ |
| 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 proposed roof is concrete roof tiles to match that of the existing building. | ✓ |
| 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 existing building in terms of size and positioning. | ✓ |

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| 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. | ✓ |
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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:

- Springfield Lodge, 14, Close Hill Lane, Newsome, Huddersfield, HD4 6LE – Neighbouring property to the South West.
- 18, Close Hill Lane, Newsome, Huddersfield, HD4 6LE – Neighbouring property to the East.

| | Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF | Further comments | ✓ / X / N/A |
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| 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 | Although there are windows proposed in the rear of the two-storey extension, it is considered that these windows will have no more of an impact on privacy than the existing windows in the building, therefore, it is considered that there will be no significant impact on privacy of neighbours. | ✓ |
| Impact on light and outlook of neighbours (to | <ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD | As Springfield Lodge is set back from the application property, it is | ✓ |

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| sides, rear and front) | <ul style="list-style-type: none"> • Policy LP24 Design (b) • Chapter 12 of the NPPF | considered that there will be no significant impact 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, the neighbouring property to the South West is set back adequately from the application property for there to be no significant impact on 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 site 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 |
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| 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 extension is set back adequately from the nearest highway (Close Hill Lane), it is considered that there will be no significant impact on highway safety. | ✓ |

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| 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 | Following a formal consultation with KC Highways, the proposal has been deemed acceptable in highway terms, including the proposed parking arrangements at the dwelling. This is detailed in the 'consultations' section of the report, and therefore the proposed parking provision can be considered acceptable. | ✓ |
| 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 |
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| 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 | Following a formal consultation with KC Trees it was determined that the proposal would have no significant impact on the TPO's to the West of the site, as detailed in the 'consultations' section of this report. | ✓ |

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| Impact on ecology | <ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF | <p>While the site is within a bat alert layer and area with history 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 or great crested newts or potential to disturb those protected species are found.</p> | ✓ |
| 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 | <p>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.</p> | ✓ |
| 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 | <p>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.</p> | ✓ |

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.

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 changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

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Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|---------------------------------------------|------------------|----------------|----------------------|
| CLOSE HILL LANE EXISTING AND PROPOSED | PL01 | - | 03/02/2025 |
| Application Forms | - | - | 03/02/2025 |
| Climate Change Statement | - | - | 03/02/2025 |

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: 15/04/2025