

**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:	2025/62/90339/E
Site Address:	89, Wakefield Road, Clayton West, Huddersfield, HD8 9NN
Description:	Erection of single storey rear extension and conversion of garage into a liveable accommodation
Recommending Officer:	Faiza Bano

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.

Emma Thompson

AUTHORISED OFFICER

Date: 15-Apr-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90339
Location	89, Wakefield Road, Clayton West, Huddersfield, HD8 9NN
Proposal	Erection of single storey rear extension and garage conversion
Publicity end date	3 rd April 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	LP Green Space - Strategic Green Infrastructure Network, BatAlert, Great Crested Newts, DEVELOPMENT_LOW_RISK_AREA
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	✓	

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	N/A

Parish/Town Council comments sought (Kirkburton)	No	N/A
Planning History	Yes	<u>Planning Ref: 2004/95705</u> Location: 89 WAKEFIELD ROAD, CLAYTON WEST, HUDDERSFIELD. Proposal: ERECTION OF EXTENSIONS AND ALTERATIONS TO EXISTING BUNGALOW Decision code: W Decision: W - WITHDRAWN Decision Date: 2005-02-07 <u>Planning Ref: 2005/92437</u> Location: 89, WAKEFIELD ROAD, CLAYTON WEST, HUDDERSFIELD, HD8 9NN Proposal: ERECTION OF EXTENSION AND ALTERATIONS TO EXISTING BUNGALOW Decision code: FC Decision: FC - CONDITIONAL FULL PERMISSION Decision Date: 2005-07-12 <u>Planning Ref: 2024/93076</u> Location: 89, Wakefield Road, Clayton West, Huddersfield, HD8 9NN Proposal: Erection of single storey rear extension with front and rear dormers Decision code: W Decision: W - WITHDRAWN Decision Date: 2024-12-06
Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.2 on page 23 (and listed below) and if they do not, they need to be justified:

Rear Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
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respect the original house and garden in terms of its size and scale	Yes – the extension does not cover more than half of the total area around the original house.	
use appropriate materials which match or are similar in appearance to the original house; and	Yes – materials to match.	
not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.	Due to the single-storey and detached nature and the orientation of the applicant site in relation to neighbouring properties, the proposed extension will not overshadow neighbouring properties. Due to the modest scale of the proposed extension, there will be no impact on the loss of outlook of neighbouring properties.	

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

Single storey extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be in keeping with the scale and style of the original house;	Yes – The extension is designed to be in keeping with the scale and style of the original house. It uses matching materials and architectural features, ensuring it blends seamlessly with the existing structure.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings);	Yes – The extension does not cover more than half the total area around the original house.	

not exceed 4 metres in height;		The extension has an overall height of 4.2m which is considered acceptable.
not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;		The extension has a stepped floor plan design which projects out by 3.5 and 4.5. Given that the dwelling is detached, the maximum projection of 4.5m is considered acceptable as it is only half a metre more than what is considered permitted development.
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	Yes – extension has an eaves height of 2.4m.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.	Yes – there is significant distance between the proposal and boundaries.	

Converting Garage into Liveable Accommodation

The proposed development seeks alterations to convert an internal garage, to extend living accommodation; to be used as an office space as proposed in the submitted floor plan.

The infill reconstruction of the wall, currently occupied by the garage door, will be visually acceptable, provided that the bricks and new window match the existing materials of the dwelling, as specified in the application and submitted drawings.

Given the above, it would not cause any significant harm to the appearance of the local street scene. It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the Key Design Principles 1 and 2 in the House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

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

Summary of local street scene/character:

The site to which this application relates is 89, Wakefield Road, Clayton West, Huddersfield, HD8 9NN. It consists of a detached bungalow, constructed from red brick and roofed in slate tiles. The property benefits from a large driveway

and garage to the front. The site is situated within a residential area and the rear is enclosed by close board fencing. The site and its surrounding area are wholly residential characterised by dwellings of the same characteristics.

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 extension is generally modest in scale and the proposed development would not appear overly prominent. The proposed development would be located to the rear of the property and will not impact the character or street scene across the frontage of the property, despite replacing the garage door with a window.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The original property would remain the dominant feature.	✓
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	As above. The extension would project across the rear of the property and is single storey.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP	Facing materials to match.	✓

	Chapter 12 of the NPPF		
Roof style	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	Pitched roof style – acceptable as it is in-keeping with the original roof style of the host property.	✓
Window proportions	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	Modest size windows in rear extension, including roof lights, which would be in-keeping with existing building.	✓
Accessibility for all users	- KDP 17 of the SPD - Policy LP24 Design (f) - Chapter 12 of the NPPF	Private domestic extension which would provide easy access into the main house.	✓

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: Are the considerations in the following table acceptable?

The main properties affected are:

- 87 Wakefield Road – the row of properties follow a non-linear form and the single storey rear extension is situated away from the shared boundary and will not overshadow this property or its garden space, therefore there will be no impact in terms of loss of lights, outlook and overshadowing/overbearing.
- 91 Wakefield Road – the single storey rear extension is situated away from the shared boundary and will not overshadow this property or its garden space, therefore there will be no impact in terms of loss of lights, outlook and overshadowing/overbearing.
- 94 & 94a Wakefield Road – located across the front of the application site. Since the proposed works are situated at the rear of the property, there will be no impact on numbers 94 and 94a. Although the garage door is being replaced with a window, there is significant distance between these properties and the application site is well screened. Therefore, there are no concerns regarding privacy.

- 3 & 5 Ings Mill Drive – these properties are located to the rear of the application site. Given the significant distance between the rear elevation and the boundary of these properties, it is considered that there shall be no impact in terms of loss of lights, outlook and overshadowing/overbearing.

	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	Acceptable for the reasons set out above.	✓
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	As above.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	As above.	✓

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	Parking is predominantly provided on-street and in curtilage, which remains acceptable due to the location of this property	✓

	Chapter 12 of the NPPF	and the neighbouring houses – off the main through-fare. The number of bedrooms in the property will remain unchanged. The available parking within the curtilage and on the street is sufficient to accommodate the conversion of the garage into an office.	
Parking provision	- KDP 15 of the SPD - Policy LP22 Parking (f) of the KLP - Chapter 12 of the NPPF	Maintains appropriate access and off-street in-curtilage parking.	✓
Provision for waste storage	- KDP 16 of the SPD - Policy LP24 Design (d) (iv) - Chapter 12 of the NPPF	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.	✓

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	✓

Application Number: 2025/90339
Officer Recommendation: Approve

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Grouped Plans & Elevations	6033 Wakefield Road No89-A0001		24-Feb-2025
Grouped Plans & Elevations	6033 Wakefield Road No89-A0002		24-Feb-2025
General	Climate Change Statement		24-Feb-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.

Report Dated: 14/04/2025

