

**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:	2025/62/90369/E
Site Address:	3, High Ash Avenue, Clayton West, Huddersfield, HD8 9QJ
Description:	Demolition of existing garage and erection of single storey side and rear extensions with canopy over, formation of parking area to front elevation, formation of external steps, installation of solar panels and associated alterations
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: 16-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90369
Location	3, High Ash Avenue, Clayton West, Huddersfield, HD8 9QJ
Proposal	Demolition of existing garage and erection of single storey side and rear extensions with canopy over, formation of parking area to front elevation, formation of external steps, installation of solar panels and associated alterations
Publicity end date	9 th April 2025
Number of representations received	None
Kirklees Local Plan Allocation/Designation	LP Green Space - Strategic Green Infrastructure Network, BatAlert, DEVELOPMENT_HIGH_RISK_AREA
Extension to Time (EoT)	Yes Date: 16/04/2025
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	Yes	- Amended plans to show landscaping, bin storage and increase on-site parking
Parish/Town Council comments sought (Kirkburton)	Yes	No objections.
Planning History	No	N/A
Consultations required	Yes	<p>KC Highways Development Management:</p> <p>The existing 2 bedroomed bungalow is to be extended to provide additional kitchen and lounge space an extended bedroom and bathroom and a study. Additional off-street parking is shown to be provided to replace the existing driveway. Given that additional off-street parking adequate to accommodate two vehicles is to be provided Highways Development Management have on-balance no objection to these proposals.</p>

Assessment

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraph 5.17 on page 28 (and listed below) and if they do not, they need to be justified:

Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
not extend more than two thirds of the width of the original house;	Yes – the proposed extension projects out by 2.7m	

not exceed a height of 4 metres; and	Yes – extension has an eaves height of 2.1m and the roof height is in line with the ridge line of the dwelling.	
be set back at least 500mm from the original building line to allow for a visual break	Yes – set back by 1m, however, there is a canopy over this area – considered acceptable as a visual break is still present.	

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 similar 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 and projects out by 2m.	
not exceed 4 metres in height;	<p>Yes – The extension does not exceed 4m in height. The eaves height of 2.1m is within the permissible limit, ensuring the structure remains unobtrusive and does not overshadow neighbouring properties.</p> <p>The proposal includes a glazed gable end to the rear extension – this does not exceed 4m in height and is considered acceptable.</p>	

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;	Yes – the extension projects out by 2m.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	Extension does not exceed these limits.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.		The extension retains a gap of 1m between the application site and the dwelling to the northeast but does not retain a gap from the boundary shared with number 7, however, the side elevation of number 7 is located over a metre away from the shared boundary and given that the dwellings are detached the extension is considered acceptable.

Assessment of Proposed Alterations to Front Garden – Hardstanding Driveway, Retaining Wall, and Soft Landscaping

Site Context and Proposal

The application pertains to a residential property with a front garden currently comprising predominantly of lawn. The proposal involves the introduction of a hardstanding driveway to facilitate off-street parking, the construction of a retaining wall, and the incorporation of planters as a form of soft landscaping.

The proposed hard standing parking area is shown and annotated with dimensions of 5m x 5.3m. KC Highways have been consulted and raise no objections to the proposals. The space is considered adequate for off street parking.

Impact on Green Space Designation

Under the Kirklees Local Plan, areas designated as green space are protected due to their environmental, aesthetic, and amenity value. While front gardens fall within the curtilage of private residential properties, the cumulative loss of permeable and vegetated surfaces can contribute to a degradation of the overall character and function of designated green spaces, particularly in suburban or urban fringe settings.

Assessment of Proposed Hardstanding

The introduction of hardstanding for vehicle parking will result in the partial loss of lawn, reducing the area of green coverage and potentially increasing surface water runoff. If constructed using permeable materials, the adverse impact may be mitigated in terms of drainage. It is recommended BY KC Highways Development Management that permeable paving materials be used to minimise runoff and maintain some level of permeability. It is also noted that hardstanding driveways are a common feature along this row of properties, which may help the proposed driveway blend more seamlessly into the existing streetscape.

Assessment of Proposed Retaining Wall

The construction of a retaining wall is proposed to manage changes in ground level associated with the new driveway. Retaining walls can have significant visual and environmental impacts, particularly if they are prominent in the streetscape. The design, height, materials, and finish of the wall should be sympathetic to the existing character of the area. Use of materials that match the existing property or boundary treatments, is encouraged to maintain visual harmony. Additionally, the incorporation of planting or other softening features can help mitigate the visual impact of the wall. The SPD recommends that retaining walls be designed to blend seamlessly with the surrounding landscape and include features that enhance biodiversity.

Soft Landscaping Mitigation

The provision of planters is noted as a form of soft landscaping intended to offset the loss of lawn. While this is a positive step, planters generally offer limited ecological and drainage benefits compared to in-ground planting. Their contribution to maintaining the green space character of the site will depend on the scale, quality, and planting scheme proposed. The SPD suggests enhancing soft landscaping with native species and in-ground planting to improve biodiversity and ecological value.

Conclusion

The proposed development represents a minor encroachment into green space associated with a private garden but has the potential to impact the visual and environmental quality of the wider green space designation if repeated across multiple properties. To ensure compliance with the aims of the Kirklees Local Plan and SPD, it is recommended that:

- The hardstanding be constructed using permeable materials to reduce surface water runoff.
- The retaining wall be designed with materials and finishes that are sympathetic to the existing character of the area and include softening features such as planting where appropriate.

- The soft landscaping plan be enhanced with in-ground planting and native species where feasible.
- The design of the driveway and retaining wall respects the visual continuity of the green frontage in the streetscape.

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

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

Summary of local street scene/character:

The application relates to 3, High Ash Avenue, Clayton West, Huddersfield, HD8 9QJ; a detached bungalow. The dwelling is faced in stone, and roof finished in concrete tiles. The property benefits from off-road parking to the front including a driveway and a sufficiently sized garden to the rear. The neighbouring properties are of residential use and comprise detached bungalows of similar materials and architectural 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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	<p>Modest single storey side and rear extensions designed to be in keeping with the character of the site.</p> <p>Parking area - The proposal, which incorporates materials that harmonise with the surrounding area of the property, ensures that there will be no significant impact on the local character or the surrounding street scene.</p>	
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD 	Would appear subservient by virtue of	

	<ul style="list-style-type: none"> • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	<p>its width to the original building.</p> <p>Parking area - The proposed alterations to the site will have no significant effect on the original property. The impact will be limited to the front amenity space, which is currently a lawn. The new parking arrangement would see the removal of this green space.</p>	
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 	As above.	
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 	<p>Facing and roofing materials, along with opening details to match existing.</p> <p>Given the variety of materials used at the front of neighbouring properties within the street scene and considering the existing visual impact of the host property being hard surfaced, the front amenity space is deemed acceptable.</p>	
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 	In line with the original roof and a gable end to the rear is a style which matches the existing.	
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD 	Proportions, including roof lights, match the existing property.	

	<ul style="list-style-type: none"> • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 		
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 which would change the existing access into / around the property. New access to the dwelling along the front elevation of the side extension and a new driveway/parking area, with enhanced access provided by the removal of the wall and the dropping of the kerb. As this is a private property, no alternate access arrangements are 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: Are the considerations in the following table acceptable?

The main properties affected are:

- 1 High Ash Avenue – the application site’s rear building line sits further back than this property’s and there is a gap of 1m between the shared boundary line. Although number 1 will see an increase in bulk and massing to the rear of the property, there will be no concerns regarding overbearing or overshadowing.
- 2 High Ash Avenue – shall see the formation of a new driveway. No impact on this property.
- 4 High Ash Avenue – shall see the formation of a new driveway and erection of side extension. No impact on this property as it is located across the road from the application site.
- 5 High Ash Avenue – neighbouring property to the southwest. Number 5’s rear building line sits further back than the application sites, therefore there are no concerns regarding overbearing/overshadowing. There are no proposed openings along the side elevation of the proposal and therefore, there will be no concerns regarding privacy.

- There are no properties located to the rear.

	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 	Acceptable for the reasons set out above.	✓
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 	As above.	✓
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 	Due to the modest size of the extension, there will be no impact on the garden space to the front of the house. Ample garden space will remain to the front and rear.	✓

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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	Parking is predominantly provided on street and in curtilage, which remains acceptable due to the location of this property and the neighbouring houses.	✓

		Amended plans were submitted to show increased in-curtilage parking area to fit two cars and is considered acceptable.	
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 	As above.	✓
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 	Built in bin storage shown on amended site plan – considered acceptable.	✓

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	<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 	N/A	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	N/A	✓

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.

1. 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

2. 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.

3. Prior to the development being brought into use, the approved vehicle parking areas shall 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; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, the Council's adopted Highways Design Guide and the policies within Chapter 9 of the National Planning Policy Framework

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Plans - Proposed Floor Plans	Amended Plans		16-May-25
Grouped Plans and Elevations	24100-0101-P01-Existing plans		11-Feb-2025
Existing Elevations	24100-0102-P01-Existing Elevations		11-Feb-2025
Proposed Elevations	24100 - 0302-P04-Proposed Elevations		11-Feb-2025
General	Climate Change Statement		11-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 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: 16/05/2025