

**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:	2025/62/90493/W
Site Address:	11, Town End Avenue, Wooldale, Holmfirth, HD9 1QW
Description:	Demolition of existing garage and erection of two storey side extension, single storey garage extension and associated driveway
Recommending Officer:	Joshua Merriman

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: 08-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90493	
Location	11, Town End Avenue, Wooldale, Holmfirth, HD9 1QW.	
Proposal	Demolition of existing garage and erection of two storey side extension, single storey garage extension and associated driveway.	
Publicity end date	10/04/2025 The application was advertised in accordance with the Kirklees Development Charter 2024. One site notice was displayed on site.	
Number of representations received	4	
Kirklees Local Plan Allocation/Designation	The application site has no allocation in the Kirklees Local Plan.	
Extension to Time (EoT)	Yes	EoT Date: 09/05/2025
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	✓	

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 9: Construction materials
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

Holme Valley Neighbourhood Development Plan (2021):

- Policy 1: Protecting and Enhancing the Landscape Character of the Holme Valley.
- Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.
- Policy 12: Promoting Sustainability.

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Holme Valley Parish Council have been consulted regarding the application but have offered no comments, deferring to Kirklees Officers.
Planning History	Yes	2023/92532 – Demolition of existing garage and erection of two storey extension and construction of single storey extension including external alterations including application of

		render to external walls – Conditional Full Permission.
Consultations required	Yes	KC Highways (Informal) – Due to the proximity of the proposed new access to a blind bend, it is necessary that the new access is located further away from the bend. Consequently, the applicant submitted new plans to ensure the new dropped curb was located further away from the ‘blind bend’, and this is considered acceptable.

Assessment

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

The proposed single storey garage extension has previously received approval in previous permission 2023/92532, alongside a two-storey side extension of a smaller size and scale than that proposed in the current application 2025/90493, and a rear dormer.

As a result, this application will assess the increase in scale of the proposed two storey side extension, as well as the proposed front dormer and porch alterations to the front of the dwelling.

The proposed two storey side extension would project 5.12m from the side elevation of the existing building, with a maximum height of 7.26m, eaves height of 3.26m, and a depth of 11.63m.

Moreover, the proposed front dormer will project 2.45m from the roof plane of the existing building, with a maximum height of 2.37m, eaves height of 1.29m, and a width of 3.6m.

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16, 5.17, 5.20, and 5.4 on pages 28, 29, 31, and 32 (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	The proposals are not considered to set a sufficient distance to any habitable rooms in neighbouring properties thereby mitigating any material impact or detriment to the occupants.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Any windows proposed in the development proposed are in a position/relationship to avoid any material overlooking of neighbouring gardens to a degree that greatly impacts privacy.	
Two storey side extensions should:		
Not take up all or most of the space to the side of a house	A significant amount of amenity space will be retained between the proposed two storey side extension and the property boundary.	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	A 1m gap to the side boundary will be maintained to the South East of the application site.	
be set back at least 500mm from the front wall of the house		The proposed side extension will not be set back from the front elevation of the original building; however, the projection of the proposal is considered to be far enough away

		<p>from neighbouring properties to avoid a material impact on residents.</p> <p>Furthermore, as the dwelling is located in a relatively varied street scene, the extension can be considered acceptable in this case.</p>
Corner plots should have:		
Facing in both directions to create two frontages, each with windows overlooking the street	The proposed side extension has windows in both the front and side elevation, overlooking both streets and creating two frontages.	
Being set back from the existing building line on both streets	The extension is adequately set back from the site boundary towards both streets.	
Following the boundary treatment along both streets, in relation to its position, height and materials	The proposal is considered to be sympathetic to the boundary treatment along both streets, in relation to its position, height, and materials.	
Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof	The proposed front dormer relates to the house and existing roof in terms of size, scale, and materials.	

be designed in style and materials similar to the appearance of the existing house and roof	The dormer is considered to be designed in a style and with materials that are sympathetic to the appearance of the existing house and roof.	
not dominate the roof or project above the ridge of the house	The dormer is subservient to the original roof and does not dominate the roof.	
be set below the ridgeline of the existing roof and within the roof plane	The extension is set below the ridgeline of the existing roof and entirely within the roof plane.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	The extension will be aligned with the rear dormer on the proposed two storey side extension but otherwise has no neighbouring dormers to be aligned with.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 11 Town End Avenue, Wooldale, Holmfirth, HD9 1QW, a two-storey detached property faced in coursed Yorkshire stone walls, with a concrete tiled roof, white uPVC windows and doors, and a hardstanding tarmac parking area to the front of the property. The application property is located in a relatively varied street scene, being surrounded by properties of a differing size, scale, built form, age, and character. Furthermore, the dwelling benefits from a hardstanding parking area to the front of the dwelling, and garden space to both sides 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 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 	The proposals are considered to be subservient to the original building and are to be constructed using materials that are considered sympathetic to the local character and street scene, therefore, 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 • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	As the proposals are considered to be subservient and constructed using materials that will have no significant impact on the original house, the development is considered acceptable from this perspective.	✓
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 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 	The extension is to be faced in coursed aged Yorkshire stone to match the original dwelling, with the hardstanding vehicle	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	<p>access also matching the existing building being tarmac. Despite this, the proposed windows and doors are to be black uPVC and black composite, respectively, rather than the existing white uPVC, however, this is not considered a significant enough change to have such a detrimental impact on the street scene that would justify refusal and is therefore considered 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 	<p>The proposed dormers will be faced in black cladding with black fascia's and soffits rather than the existing grey/white fascia's and soffits. Again, this is not considered to have a significant enough impact on the varied surrounding street scene to justify refusal by the LPA. The materials will not detrimentally impact the host or character of the street scene.</p>	✓
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 	<p>All windows proposed in the dwelling are proportionate to those existing in terms of size and positioning.</p>	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD 	<p>Private domestic extension – no alternate</p>	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (f) • Chapter 12 of the NPPF 	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:

- 9, Town End Avenue, Wooldale, Holmfirth, HD9 1QW – Neighbouring property to the North West.
- 18, Town End Avenue, Wooldale, Holmfirth, HD9 1QW – Opposing neighbour.
- 20, Town End Avenue, Wooldale, Holmfirth, HD9 1QW – Opposing neighbour.
- 22, Town End Avenue, Wooldale, Holmfirth, HD9 1QW – Opposing neighbour.
- 6, Town End Crescent, Wooldale, Holmfirth, HD9 1QR – Neighbouring property to the East.
- 7, Town End Crescent, Wooldale, Holmfirth, HD9 1QR – Neighbouring property to the South East.

	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 	Due to the proposals being set adequately away from habitable windows in neighbouring dwellings, with the closest being approximately 21m away, and the inclusion of a condition at the end of this report to ensure	✓

		the proposed ensuite window in the front dormer is obscured, it is considered that there will be no material impact on the privacy of neighbours.	
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 	<p>Number 6 Town End Crescent is set down from the application site. Although the proposed two storey side extension may have some impact on the light to the side kitchen window of 6 Town End Crescent the space maintained along with it not serving a non habitable room, it is considered that the impacts will not be material enough to justify refusal.</p> <p>Due to the scale and positioning of the development as well as relationship of windows to neighbouring dwellings and associated amenity space, there are no concerns regarding a loss of amenity.</p> <p>The development is considered acceptable in this regard.</p>	✓
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, although there may be some impact, as the rooms affected are not habitable it is considered that the impacts will not detrimental to the extent refusal could be justified, therefore, the	✓

		development is considered acceptable in this regard.	
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 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	<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 extensions are well set back from the nearest highway (Town End Avenue) it is considered that there will be no significant impacts upon highway safety.	✓
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 	The submitted plans propose an increase in off-street parking to the front of the property, allowing for three off-street spaces on the application site. Furthermore, following the movement of the proposed new access away from the blind bend	✓

		to the North West of the property, the parking provision at the dwelling can be considered acceptable as this meets the relevant demand for the dwelling.	
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 	The waste storage detailed within the submitted plans is considered to be in acceptable location.	✓

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
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 	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	The application site is not located in an area of ecological interest.	✓

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 	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	<ul style="list-style-type: none"> • 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
Holme Valley Parish Council have been consulted regarding the application but have offered no comments, deferring to Kirklees Officers.	N/A	N/A
The occupants of 11 Town End Avenue and 20 Town End Avenue onlook onto each other's habitable rooms, and this will be	The closest habitable windows in each property are 21m apart, which is considered to be an adequate distance meeting the Council's	✓

exacerbated by the proposed plans.	adopted House Extensions and Alterations SPD.	
The view from 20 Town End Avenue will be impacted.	This is not considered to be a material planning consideration.	✓
The light to 20 Town End Avenue will be adversely affected by the proposed two storey side extension.	This matter is addressed in the 'Residential Amenity' section of this report.	✓
The plans do not show consideration for other residents of Town End Avenue.	This is not considered to be a material planning consideration, but rather a civil matter.	✓
The new driveway will be situated yards away from a blind bend.	This is addressed in the 'Highways and Parking' section of this report.	✓
The kitchen window of 6 Town End Crescent will be overshadowed and overlooked by the two-storey side extension and rear dormer window, respectively.	This is referred to in the 'Residential Amenity' section of this report. The works would not result in a loss of amenity so significant to justify refusal, taking into account the use as a kitchen.	✓
The plan to erect a storm porch will be a proximity issue for 20 Town End Avenue.	As aforementioned, the properties are considered to be an adequate distance apart as per the House Extensions and Alterations SPD for there to be no significant impact on privacy.	✓
The plans will result in this property being almost doubled in size which is not in keeping with other nearby properties.	The application property is located in a varied street scene containing bungalows and two-storey dwellings of differing built form, size, scale, appearance, and age, therefore, it is considered that the proposed development to the property will not significantly impact the local character and street scene.	✓
Site publicity	The application was advertised in accordance with the Kirklees	✓

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. The proposed ensuite window in the South West facing elevation shall be fitted with obscure glazing to at least Level 3 on the Pilkington Scale (or equivalent) and be non-opening to a height of no less than 1.7m above floor level and retained as such thereafter.

Reason: In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 3 and 4 of the House Extensions and Alterations SPD, and policies contained within Chapter 12 of the NPPF.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	C342-DRG-001	-	24/02/2025
Grouped Plans and Elevations	C342-DRG-003 – Floor Plans 1 of 3	-	24/02/2025
Grouped Plans and Elevations	C342-DRG-004-P02- Floor Plans 2 of 3	-	01/05/2025
Grouped Plans and Elevations	C342-DRG-005-P02 Floor Plans 3 of 3	-	24/04/2025
Grouped Plans and Elevations	C342-DRG-006-P03-Elevations 1 of 2	-	24/04/2025
Grouped Plans and Elevations	C342-DRG-007-P03 Elevations 2 of 2	-	01/05/2025
Proposed Site Sections	C342-DRG-008-P02-Section	-	24/04/2025
Application Forms	-	-	24/02/2025
Design and Access Statement	C342-DOC-001 – Design and Access Statement	-	24/02/2025
Climate Change Statement	C342-DOC-002 – Climate Change Statement	-	24/02/2025
Layout Plans	C342-DRG-002A	-	17/04/2025

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. The case officer sought it necessary to seek amendments to the proposed access at the front of the application property

following an informal consultation with KC Highways resulting in this being considered too close to a blind bend situated to the North West of the dwelling. The applicant since submitted new plans situating the new dropped curb further away from the blind bend, and this is considered acceptable from a highway safety standpoint. Furthermore, the case officer sought it necessary to request an additional window in the side elevation of 'bedroom 4' to increase the natural light into the room. Following this, the applicant submitted amended plans including the desired window, making the plans acceptable in this regard.

Report Dated:

02/05/2025