

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:	2025/62/90770/W
Site Address:	16, Swallow Grove, Netherton, Huddersfield, HD4 7SR
Description:	Erection of side extension with gable to rear elevation and associated alterations
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.

John Holmes

AUTHORISED OFFICER

Date: 14-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90770
Location	16, Swallow Grove, Netherton, Huddersfield, HD4 7SR.
Proposal	Erection of side extension with gable to rear elevation and associated alterations.
Publicity end date	25/04/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located in a designated Strategic Green Infrastructure Network area, as well as a twice buffer and area with previous history of swift nesting.
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	2016/93606 – Erection of extension to garage – Conditional Full Permission.
Consultations required	No	

Assessment

The application seeks permission for the erection of side extension with gable to rear elevation and associated alterations.

The proposed side extension would project 1.28m from the side elevation of the existing building, with a maximum height of 5.57m, eaves height of 2.17m, and a depth of 5.98m.

The proposed gable to rear elevation would be within the rear roof slope with a width of approx. 6.3m and would not protrude beyond the side or the ridge of the host property.

The Kirklees SPD sets out that single storey 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 28 (and listed below) and if they do not, they need to be justified. The property is also set within a corner plot and therefore paragraph 5.34 on page 30 is also of relevance:

Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Due to the limited scale of the proposed side extension, it is considered that it will have no significant impact on the level of natural light to habitable rooms in neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	As there are no windows proposed in the side elevation of the extension it is considered that there will be no overlooking potential into neighbouring gardens,	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The extension will not extend more than two thirds of the width of the original house.	
not exceed a height of 4 metres		The maximum height of the side extension is 5.57m, however, this would match the height of the existing building and is not considered to have any significant impact on neighbouring dwellings, therefore,

		can be considered acceptable in this case.
be set back at least 500mm from the original building line to allow for a visual break		The proposed extension lies flush with the front elevation of the original house, however, given the extension is to be used as a garage extension (so is required to be in the proposed location) and is not considered to have any significant impact on the street scene by lying flush, it can be considered acceptable in this case.
Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least half of the current back garden area at the property will be retained.	
Be set behind the original building, and not projecting beyond the sides	The extension is completely set behind the original building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden will remain.	
Single storey rear extensions should:		

be in keeping with the scale and style of the original house	The proposed rear extension is subservient to the existing building and will be constructed using materials to match the existing building.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	The proposal will not cover more than half of the total area around the original house.	
not exceed 4 metres in height	The maximum height of the gable is 3.7m, not exceeding 4m.	
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 proposed rear gable will not exceed 4m in terms of its projection.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The length of the extension does not exceed 3m.	
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 the property boundaries surrounding the application property.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 16, Swallow Grove, Netherton, Huddersfield, HD4 7SR, a detached bungalow faced in stone walls with a pitched concrete tile gable roof, and uPVC windows and doors. The application property is located in a relatively uniform street scene, being surrounded by properties of a similar size, scale, age, and appearance. Furthermore, the application property benefits from a hard-standing parking area to the front as well as 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
Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	Given the limited scale of the proposals and the use of materials to match the existing building, 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	Again, due to the limited scale of the proposals and the use of materials to match those of the original house, it is 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 extensions are subservient to the host property with regard to 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 walls of the extensions are set to the stone, with doors and windows to be uPVC, all of which match the existing building.	✓
Roof style	• 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 to be concrete tiled to match 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 are considered to be proportionate to those in the original dwelling in terms of size and positioning.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alternate access arrangements required.	✓

Condition recommended: Materials of construction to match those used in the construction of the existing dwelling.

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:

- 7, Swallow Grove, Netherton, Huddersfield, HD4 7SR – Neighbouring property to the North.
- 14, Swallow Grove, Netherton, Huddersfield, HD4 7SR – Neighbouring property to the South West.
- 18, Swallow Grove, Netherton, Huddersfield, HD4 7SR – Neighbouring property to the North East.
- 27, Poppy Avenue, Netherton, Huddersfield, HD4 7FJ – Neighbouring property to the South.
- 28, Poppy Avenue, Netherton, Huddersfield, HD4 7FJ – 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)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	As there are no windows proposed in the side elevation of the extensions, and the full-length windows to the rear of the gable extension are at ground level, as are the existing windows to the rear, 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 limited scale of the extensions, 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)	As aforementioned, due to the limited scale of the proposals, it is considered that there will be no significant impact	✓

	Chapter 12 of the NPPF	on neighbouring occupants 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 the majority of its current garden space which is 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 proposals are set adequately back from the closest highway (Swallow Grove) 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 number of bedrooms at the dwelling will not increase as a result of the proposals, and the hard-standing parking area to the front of the dwelling nor the garage will be reduced in size. As a result, the parking provision at the dwelling	✓

		is acceptable to remain as current.	
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 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	The proposals are not close enough to have any significant impact upon trees.	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	While the site is within a swift nesting layer and twite buffer, 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 swifts or twites 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.	✓
Procedural Matter(s)		There is an annotation on drawing 16SG P03 stating 'existing' in relation to the front elevation plan. It is clear this is to read to state 'proposed' given it demonstrates the proposal upon this elevation and fact it is on the drawing titled 'As Proposed Elevation' it is not therefore required for this plan to be updated and this plan is to be read	

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 development hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

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
Location Plan, Site Plan and Existing Plans	16SG P01	-	27/03/2025
Proposed floor plans	16SG P02	-	27/03/2025
Proposed Elevations	16SG P03	-	27/03/2025
Application Forms	-	-	27/03/2025
Climate Change Statement	-	-	27/03/2025

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: 12/05/2025