

**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:	2025/62/90810/E
Site Address:	21, Quarry Road, Millbridge, Liversedge, WF15 7HG
Description:	Erection of first floor rear and ground floor side extensions
Recommending Officer:	Edward Cheseldine

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: 28-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90810
Location	21, Quarry Road, Millbridge, Liversedge, WF15 7HG
Proposal	Alterations to integral garage to extend living accommodation
Publicity end date	19-May-2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	29/05/2025
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	✓	

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)
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	As part of the decision process, the applicant was asked to justify the flat roof design of the extension. A summary of the comments presented will be included within the assessment.

Parish/Town Council comments sought	No	
Planning History	None relevant.	
Consultations required	None required	

Assessment

Works include a two-storey rear extension and a single-storey side extension.

The Kirklees SPD sets out that two-storey rear extensions should comply with certain parameters set out at paragraph 5.8 on page 25 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be proportionate to the size of the original house and garden;	Yes - the extension will project 3.38m. The original dwelling is 7.90m. There is a suitable amount of garden space given the size of the plot.	
Not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	Yes – the remaining garden space far exceeds 50% of the total size of the plot.	
Not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties		The extension projects 3.38m from the rear of the plot. The dimensions of the extension are relatable to the existing dwelling. A 0.70m space between the boundary of the adjoining property has been retained. From a

		visual perspective, the projection is in keeping with the main dwellinghouse.
Not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary		The extension will meet the eaves of the existing property which is a height of 6.20m. The building is tall due to its form. Given the extension meets the eaves of the existing property, the height is in keeping with the rest of the building.
Be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre		The extension is set in from the boundary of the adjoining property by 0.70m and to No.23 by 3.20m. Given the extension is set in from the sides of the dwelling a sense of space is retained.
Not adversely affect habitable room windows where they adjoin a neighbour's boundary	This will be assessed within the <i>residential amenity</i> section of the report	

The Kirklees SPD sets out that two-storey rear 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:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Not extend more than two thirds of the width of the original house	Yes – the side extension has a width of 1.90m, the original dwelling has a width of 5.40m.	
Not exceed a height of 4 metres	The height of the extension will be 3.15m.	

Be set back at least 500mm from the original building line to allow for a visual break.	The extension is set back from the front elevation by 7.60m.	
---	--	--

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

Summary of local street scene/character: 21 Quarry Road is a two-storey, semi-detached property. It is constructed with stone exterior walls, which have been rendered on the side and rear, and a pitched roof. The dwelling has a single-storey rear projection. The plot contains a modest front garden with side driveway and a larger rear garden space.

There is a variety of properties in the area including single-storey dwellings and blocks of flats. External materials present on Quarry Road include stone, brick and render. Properties vary in terms of age, style and form.

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 will be present from the streetscene. The side extension is set back, its front elevation will have stone facing to match the appearance of the front elevation of the dwelling. Therefore the extensions retain the character of the streetscene.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The extension will be formed of a two-storey section and a single-storey section. They contain flat roofs. As part of the negotiations, it was requested for a justification for the flat	

		roof. A raised roof would interfere with solar panel on the roof form. The projection is modest and it has a contemporary style due to the timber cladding, therefore the flat roof style is in keeping with its appearance and is acceptable in this instance. Openings on the rear elevation are wide and horizontal openings. It will introduce a contemporary theme to the traditional style dwelling. Such an appearance is contained on the rear and elements of the side. The traditional frontage is being retained whilst providing matching materials. Given this, the alterations are considered to be acceptable in this instance.	
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 height and mass of the building will be formed to the rear and side. The side extension is modest. The two-storey rear extension sits within the eaves, it has an appropriate projection.	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Materials will match the existing dwellinghouse. There is the inclusion of timber cladding on the side and rear which will present a modern	

		addition. This is contained to the first-floor section of the extension and is considered to be an acceptable level of alterations.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	A flat roof will be formed, given the modest projection, the style of roof is acceptable.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The rear elevation will contain two large rectangular windows. This section of the property is distinctive from the front elevation which appears more traditional. The new windows will appear as modern elements of a modern extension, therefore they are appropriate.	

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:

- 19 Quarry House – the adjoining dwelling

	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)	There will be additional outlooks, including from a first-floor level. These will have views over neighbouring private	

	Chapter 12 of the NPPF	amenity space. They serve a bedroom. In consideration of this, there are existing outlooks at this level that already serve a bedroom. No.19 has a similar relationship. It is not considered the additional projection will cause a negative impact to privacy, beyond the existing relationship. The ground floor outlooks will be obstructed by boundary treatments. The relationship is acceptable.	
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	A two-storey extension will be formed that extends 3.38m. It is stepped away from the shared boundary by 0.70m. It is considered this amount will allow a 45oc angle of outlook from the neighbouring glazed feature and first-floor window, therefore it is not considered the extension will lead to a loss of light or outlook.	

- 23 Quarry House – to the north of the site.

	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	KDP 3 & 4 of the SPD	As before, there will be additional outlooks,	

neighbours (to sides, rear and front)	• Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	including from a first-floor level. These will have views over neighbouring private amenity space. They serve a bedroom. In consideration of this, there are existing outlooks at this level that already serve a bedroom. No.23 has a similar relationship. It is not considered the additional projection will cause a negative impact to privacy, beyond the existing relationship. The ground floor outlooks will be obstructed by boundary treatments. The relationship is acceptable.	
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	The single-storey side extension is 1.20m from the boundary, whilst the two-storey extension is 3.25m. The distance and height of these elements is acceptable so not to create a loss of outlook or light, or be overbearing.	

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	Further comments	✓ / X / N/A
--	---	------------------	-------------------

	the Kirklees Local Plan and the NPPF		
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF		N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The number of bedrooms will not increase as a result of the extensions. The driveway will be retained.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	A 1.0m space to the side of the property will be retained.	✓

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
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF		N/A

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.	✓

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:

None received.

Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number:

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 extensions hereby approved shall match the details on drawing TR-A25-0301-005 Rev2.

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
Existing Location & Site Plan	TR-A25-0301-002	2	10 April 2025
Proposed Site Plan	TR-A25-0301-004	2	10 April 2025
Existing Grouped Plans	TR-A25-0301-003	2	10 April 2025
Proposed Grouped Plans	TR-A25-0301-005	2	10 April 2025
Proposed 3D Plan	TR-A25-0301-006	2	10 April 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.

