

**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:	2025/62/90826/E
Site Address:	33, Slipper Lane, Mirfield, WF14 0HE
Description:	Erection of single storey wrap around extension with associated works
Recommending Officer:	Edward Cheseldine

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 06-Jun-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90826
Location	33, Slipper Lane, Mirfield, WF14 0HE
Proposal	Erection of single storey wrap around extension with associated works
Publicity end date	16-05-2024
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
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)
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	None	
Parish/Town Council comments sought	No	
Planning History		<u>Application Site</u>

		None
Consultations required	None	

Assessment

The development consists of a wrap around extension formed of a single-storey side and rear extension. It will be assessed on this basis.

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:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Not extend more than two thirds of the width of the original house	The extension projects 2.50m, the original building is 6.00m in width.	
Not exceed a height of 4 metres	Height will reach 3.90m to the ridgeline	
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 of the dwelling by 0.50m.	

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:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be in keeping with the scale and style of the original house	The extension is single-storey. It will be built with materials to match the existing building. It will appear as a natural addition to the host dwelling.	

Not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	The total extension will nearly a 100% increase in footprint. There is sufficient garden space to the front and rear to accommodate extensions. The adjacent dwellings have previously benefitted from similar extensions.	
Not exceed 4 metres in height;	The extension will reach 3.90m in height.	
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 will project 3.60m from the original elevation. The adjoining neighbour has a rear extension that is approximately 2.50m in depth. In a visual sense, the projection is similar when considered against the building group.
Where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		The eaves height is 2.75m. The extension will project past the adjacent extension by 1.10m in a visual sense, this is acceptable.
Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		In this case, a 1.0m will not be retained. There are existing examples in the streetscene where this is present, including No.31, 37 & 39. In this case weight is afforded to the building group. The extension is single-storey allowing for a break in built form due to the absence of a first-floor level.

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

Summary of local street scene/character: 33 Slipper Lane is a two-storey, semi detached property. It is formed of brick exterior walls with a hipped roof clad in concrete roof tiles.

Many of these semi-detached properties have benefitted from extensions, including two-storey side extensions and single-storey rear extensions.

Properties within the building group are similar in appearance, being semi-detached dwellings formed of brick. Within the wider building group there are single-storey buildings and flat type dwellings.

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 set back and is single-storey. Whilst there is only a minimal space to the side of the property that is being retained, the extension is single-storey, providing a break within the building row.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The cumulative impact of the extensions will increase the footprint of the building; however the projects are considerate and will not lead to disproportionate additions.	
Height, scale and massing	• KDP 1 and 2 of the SPD	The height, scale and mass of the extension is suitable given the	

	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	extensions are single-storey.	
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 dwelling.	
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 extensions will benefit from a pitched roof, it will appear in keeping with the styling of the dwelling.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	New windows will not be present within the streetscene. There will be patio windows on the rear of the building. The rear of the plot opens out towards open fields. The glazing is within the ground floor and has a domestic appearance.	

The design of the proposal is therefore acceptable and accords with Policy 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:

- 31 Slipper Lane

	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	There are no side windows proposed. There are additional rear facing windows. A garage will be removed to facilitate the development. Whilst the neighbouring dwelling has a garage where the party wall will act as a hard boundary, if this was demolished fencing or hedging could be formed to protect from an undue impact in terms of privacy.	
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	No.31 currently benefits from a two-storey side extension. It does not contain side windows. The impact of a single-storey extension will therefore not result in a loss of light or outlook.	

- 35 Slipper Lane

	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	The single-storey extension contains rear facing windows, there is currently hedging that separates the two properties. It is noted the border could be trimmed back, however fencing could be installed to prevent from an undue impact in terms of privacy.	

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 extension will project 3.60m, there is a 0.45m gap between the rear wall and the boundary. The single storey extension of No. 35 projects 2.50m. As such, the proposal would project only 1.10m beyond this. Given the distances, it is not considered the rear extension will lead to a loss of light or outlook.	
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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 • 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 extension will result in additional living space. The number of bedrooms will remain the same. The driveway is suitable to accommodate 2 vehicles and this will remain unaffected.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv)	Space to the side of the property will be removed due to the extension. A through door will remain, which will lead to the rear	

	Chapter 12 of the NPPF	outdoor area for bin storage.	
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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.	✓

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.

4. If contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 198 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	(EX)002	-	26/03/2025
Block plan	(20)002	-	26/03/2025
Existing grouped plan	(EX)001	-	26/03/2025
Proposed grouped plan	(20)001	-	26/03/2025
Climate change statement	-	-	26/03/2025

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 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.

