# 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: | **2025/62/90879/W** |
| Site Address: | 17, Hillside Crescent, Newsome, Huddersfield, HD4 6LY |
| Description: | Erection of single storey rear extension |
| Recommending Officer: | Joshua Merriman |

**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: 22-May-2025**

**HOUSEHOLDER DELEGATED REPORT**

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| **Application Number** | 2025/90879 |
| **Location** | 17, Hillside Crescent, Newsome, Huddersfield, HD4 6LY. |
| **Proposal** | Erection of single storey rear extension. |
| **Publicity end date** | 15/05/2025 |
| **Number of representations received** | 1 |
| **Kirklees Local Plan Allocation/Designation** | The application site is located within a Strategic Green Infrastructure Network area as well as a bat alert layer. |
| **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 31** – Strategic Green Infrastructure Network
- **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 16: Provision for waste storage

| | **YES / NO** | **SUMMARY** |
|---|---|---|
| Negotiations/Amendments during course of application | No | |
| Parish/Town Council comments sought<br><br>(Kirkburton) | No | |
| Planning History | Yes | 2024/92588 – Prior notification for single storey rear extension – Refused.<br>- The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. |
| Consultations required | No | |

**Assessment**

Description of development:

The application seeks planning permission for the erection of a single storey rear extension.

The proposed rear extension would project 4.12m from the rear elevation of the original building, with a maximum height of 3.7m, eaves height of 2.43m, and a width of 6.3m.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (and listed below) and if they do not, they need to be justified:

| **Rear extensions should:** | **Yes - COMPLY** | **No - JUSTIFY** |
|---|---|---|
| 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 rear garden area at the application property will be retained. | |
| Be set behind the original building, and not projecting beyond the sides | The extension will be completely set behind the original building, not projecting beyond the sides. | |
| Maintain external access to the rear garden | The current eternal access to the rear garden via the West of the property will remain. | |
| **Single storey rear extensions should:** | | |
| be in keeping with the scale and style of the original house | The extension will be subservient to the existing dwelling and will use materials that match the existing building. | |

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| not normally cover more than half the total area around the original house (including previous extensions and outbuildings) | More than half of the total area around the house will remain post-development. | |
| not exceed 4 metres in height | The maximum height of the proposed extension 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 extension would project 4.12m from the rear elevation of the existing building, which exceeds the 3m requirement for semi-detached buildings. However, the extension will be set off the shared boundary and the adjoining neighbour at 15 has a conservatory projection to the rear. These factors will mitigate any significant harm and it can be considered acceptable in this case. |
| where they exceed 3m in length the eaves height should generally not exceed 2.5 meters | The eaves height of the extension is 2.43m, not exceeding 2.5m. | |
| retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge | | A gap of only 250mm is retained to the West property boundary rather than 1m, however, the existing rear extension at the application dwelling is built in the same position and has no significant impact on the adjoined dwelling, therefore, the proposal |

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| | | can be deemed acceptable in this regard. |

**Design and Visual Amenity**:

*Summary of local street scene/character:*

The application site refers to 17, Hillside Crescent, Newsome, a two-storey semi-detached property faced in stone walls, with a pitched, hipped grey tiled roof, and uPVC windows and doors. The dwelling resides in a relatively uniform street scene, being surrounded by houses of a similar size, scale, character, appearance, and age. Furthermore, the dwelling benefits from a hard-standing parking area to the front, as well as garden space to the front and 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<br>• Policy LP24 Design (a) and (c) of the KLP<br>• Chapter 12 NPPF | Due to the subservience of the proposed extension and the proposal to face the extension using matching materials, 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<br>• Policy LP24 Design (c) and (d) of the KLP<br>• Chapter 12 of the NPPF | As the extension is subservient to the original building and will be constructed using materials to match the host property, it is considered that there will | ✓ |

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| | | be no significant impact on the original house. | |
| Height, scale and massing | • KDP 1 and 2 of the SPD<br>• Policy LP24 Design (a), (c) and (d) of the KLP<br>• Chapter 12 of the NPPF | The proposal is subservient to the original building in terms of height, scale, and massing. | ✓ |
| Facing materials and detailing | • KDP 9 of the SPD<br>• Policy LP24 Design (d) (iii) of the KLP<br>• Chapter 12 of the NPPF | The extension will be faced in stone walls, with uPVC windows, both of which match the existing building. | ✓ |
| Roof style | • KDP 1 and 2 of the SPD<br>• Policy LP24 Design (a), (c) and (d) of the KLP<br>• Chapter 12 of the NPPF | The roof is set to be a pitched, grey tiled roof to match that of the host property. | ✓ |
| Window proportions | • KDP 1 and 2 of the SPD<br>• Policy LP24 Design (a), (c) and (d) of the KLP<br>• Chapter 12 of the NPPF | All windows proposed in the extension are proportionate to those in the existing building in terms of size and positioning. | ✓ |
| Accessibility for all users | • KDP 17of the SPD<br>• Policy LP24 Design (f) | Private domestic extension – no alternate access arrangements required. | ✓ |

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| | • Chapter 12 of the NPPF | | |

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:*

- 15, Hillside Crescent, Newsome, Huddersfield, HD4 6LY – Adjoined neighbour.
- 19, Hillside Crescent, Newsome, Huddersfield, HD4 6LY – Neighbouring property to the West.
- 320, Newsome Road, Newsome, Huddersfield, HD4 6LP – Neighbouring property to the South East.
- 322, Newsome Road, Newsome, Huddersfield, HD4 6LP – Neighbouring property to the South.

| | **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<br>• Policy LP24 Design (d) (iv)<br>• Chapter 12 of the NPPF | As there are no windows proposed in the side elevation of the extension, and the properties to the South are considered to be adequate distance away from the proposed rear windows, 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<br>• Policy LP24 Design (b) | Due to the limited scale of the extension, and the limited effects of the existing extension, it is considered that there will | ✓ |

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| | • Chapter 12 of the NPPF | be no significant impact on light and outlook of neighbours. | |
| Impact on overbearing or overshadowing | • KDP 5, 6 of the SPD<br>• Policy LP24 Design (b)<br>• Chapter 12 of the NPPF | Due to the existence of the conservatory on the adjoining neighbour and that the proposed extension will not breach the 45 degree line from the rear window of the adjoined neighbour, it is considered that there will be no significant impact on neighbouring properties with regard to overbearing or overshadowing. | ✓ |
| Remaining garden space of application property | • KDP 7 of the SPD<br>• Policy LP24 Design (b) and (c)<br>• 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 | • KDP 15 of the SPD<br>• Policy LP22 Parking (f) of the KLP | As the extension is proposed to the rear of the property and is not visible from the closest highway it is considered that there will be no | ✓ |

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| | • Chapter 12 of the NPPF | significant impact on highway safety. | |
| Parking provision | • KDP 15 of the SPD<br>• Policy LP22 Parking (f) of the KLP<br>• Chapter 12 of the NPPF | The number of bedrooms at the dwelling will not increase as a result of the extension, and the hard-standing parking area will not be reduced in scale, therefore, the current parking provision at the site is acceptable to remain. | ✓ |
| Provision for waste storage | • KDP 16 of the SPD<br>• Policy LP24 Design (d) (iv)<br>• 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<br>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees<br>• Chapter 12 of the NPPF | The proposal is not close enough to have any significant impact upon trees. | ✓ |

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| Impact on ecology | • KDP 12 of the SPD<br>• Policy LP30<br>• Chapter 15 of the NPPF | While the site is within a bat alert layer, the nature of the proposal is not considered to have significant impacts to roosting 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 bats or potential to disturb those protected species are found. | ✓ |
| Carbon Budget / Climate change statement | • KDP 8, 9, 10 & 11 of the SPD<br>• Policy LP51<br>• 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<br>• 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<br>✓ / X / N/A |
|---|---|---|
| A representation was received detailing multiple questions about the application structure. | These were answered and acknowledged within an email to the objector, which the recipient also acknowledged. | ✓ |

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**: 2025/90879

**Officer Recommendation**: Conditional Full Permission

**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 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.

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Existing and Proposed Layout and Elevations | 2430/01 | - | 31/03/2025 |
| Application Forms | - | - | 31/03/2025 |
| Climate Change Statement | - | - | 31/03/2025 |

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:** 15/05/2025