

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:	2025/62/90928/W
Site Address:	11, Knaresborough Drive, Fartown, Huddersfield, HD2 2PR
Description:	Erection of two storey rear extension with garage to front including 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.

John Holmes

AUTHORISED OFFICER

Date: 23-Jun-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90928
Location	11, Knaresborough Drive, Fartown, Huddersfield, HD2 2PR
Proposal	Erection of two storey rear extension with garage to front including associated works The description, for accuracy / clarity, has been updated to specify that associated works form part of the development. Notwithstanding this, it is considered the description as publicised accurately alerted the public to the nature of the development and further publicity was not necessary in this case.
Publicity end date	26 May 2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	23 June 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	Details were changed to reduce the triple garage to a single garage.
Parish/Town Council comments sought	No	
Planning History	None relevant.	
Consultations required	None required	

Assessment

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 projects 4.00m from the original dwellinghouse. The rear outdoor area is generous in size and proportionate to the extension.	
Not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings);	Due to the generous rear garden area, the total area of undeveloped land exceeds 50%. A front outdoor area will be retained.	
Not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties	The two-storey rear extension projects 4.00m.	

Not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary;	The extension is not within 1.50m of the property boundary.	
Be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre;	The extension is not within 1.50m of the property boundary.	
Not adversely affect habitable room windows where they adjoin a neighbour's boundary.	This will be assessed in the residential amenity section below.	

The proposal also includes the erection of a single garage to the front of the building. Currently this area is landscaping. There is a steep gradient to the front amenity spaces for properties on this side of the street. The front amenity space is currently stepped with retaining walls. The property sits at a higher level than the public footpath.

The garage will sit at a front position, adjacent to the footpath. Amended plans were requested to reduce the triple garage to a single garage in order to reduce the massing adjacent to the footpath. The garage will be 4.70m wide to a height of 3.10m. It will be formed of brick sides and an aluminium door. To the side, the land will be stepped back by 1.70m. The approach will reduce the massing adjacent to the footpath. Access steps will be provided to the dwellinghouse. In a visual sense, the impact to the streetscene is acceptable, given the setback approach to the landscaping at the side of the garage.

A glass balustrade will be installed on the front and side of the roof of the garage to provide front outdoor space. It will have a lightweight appearance.

A new window will be installed on the front elevation of the dwelling, which serves a bedroom. Whilst a new side window will be installed to light a w/c area. They are relative in size to existing windows.

Design and Visual Amenity:

Summary of local street scene/character:

11 Knaresborough Drive is a two-storey, detached property, constructed of brick exterior walls with a pitched roof clad in concrete tiles. The property has a modest front outdoor space and a generous rear garden. The property sits

on a higher land level from the street due to a gradient of the land that slopes from north-west to south-east. The front outdoor area has been landscaped it contains stepped levels within the garden area. The dwelling is set back 6.60m from the public footpath.

Knaresborough Drive is a residential road containing detached and semi-detached properties of a similar age and style to the application dwelling. Properties on the north of the road sit on a higher land level due to the gradient. Front outdoor areas are either sloped or stepped. Some contain single garages.

In this case the detached garage to front would be set into the front area which is currently a stepped terrace and would be adjacent to an existing stepped terrace of the adjacent property (no.13).

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	From the street scene, the garage and balustrade will be visible. The bulk of the built form will be broken up due to the fact it would serve a single garage and stepped terracing at lower levels would see a breaking up of the extent of massing at the front. The impact of the two storey rear extension is not considered to have a significant visual impact. Taking account of the individual characteristics applicable to the site in this case, in particular the fact the site is already of a stepped terrace design and would be adjacent to a high terrace to front	

		which serves no.11 it is considered that refusal on the basis of visual impact could not be substantiated in this case.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	There will be a two-storey rear extension which will increase the footprint of the building. The scale accords with parameters set out in the Kirklees House Extensions Supplementary Planning Document. The ridgeline of the extension is set down appearing subservient. Whilst there is an increase in scale, it is not considered to be over and above what is reasonable given the size of the original dwelling.	
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 eaves of the extension will meet the eaves of the original dwelling which is suitable in terms of height. Massing will be formed to the rear of the building, and space to the side of the property is preserved. The garage is a flat roof structure which reduces its height. Whilst it is 3.10m in height, given its width this is acceptable. Whilst it is noted that the garage forms a large outbuilding to front, it is considered that there is justification present in this case due to the site characteristics taken in conjunction with the neighbouring site (no.11).	

Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Materials of the rear extension will be off-white render with brick quoins. The change in material will break up the brick appearance of the extension. The garage will have brick details, which ties it into the rest of the 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 rear extension will have a pitched roof, to form a cross-pitch. It follows the design of the original dwellinghouse.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Window proportions on the rear extension and the new windows of the original dwellinghouse are consistent with existing windows.	

The House Extensions and Alterations SPD sets out that, amongst other things) outbuildings should be subservient and set to the rear (section 5.6). The SPD sets out that where a development does not comply with the SPD justification needs to be present.

The street scene is varied although the existing treatments to the front amenity spaces to no.13 and no.11 have clearly been in place since 2020 (following analysis of historical photographs of the street). The garage will add to the massing at the front although in the context within which it would be viewed it is considered refusal on the basis of the visual impact of the proposal could not be substantiated in this case. There is a small scale benefit of additional off street parking being provided.

On balance it is considered that the detached garage to front and associated works, which will see altering the existing stepped terrace, is an acceptable development having regard to visual amenity in this case. It is noted that this may not be applicable were a detached garage outbuilding proposed to the front of other properties along this side of the street and the conclusions drawn in relation to this development are on a site specific consideration of

this case in light of applicable circumstances to this site. The existing development at no.13 is of a similar scale to that which is proposed, and it is therefore concluded that in this case sufficient justification is present such that it is considered that, subject to condition relating to materials of construction, the proposal is acceptable.

The materials of construction are render and brick to the walls of the rear extension, with the brick to match the existing dwelling. Roof materials are proposed to be matching. These are considered to be acceptable. The garage would be constructed with Yorkshire stone walls. Some works would see alterations to the existing front terraces and it is recommended these be matching those of the existing. A condition is recommended to be included to ensure this is the case.

The design of the proposal is therefore concluded to be acceptable and accord with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity:

The main properties affected are:

- 9 Knaresborough Drive

	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 will be a new window on the rear extension, a front facing window and an increased platform to the front garden area. In terms of the rear extension outlooks, the site is currently bounded by a low picket fence. It is considered, whilst this does little to mitigate an overlooking relationship, it could be replaced with a high closed panelled fence. New first-floor windows will have a view towards	

		neighbouring private amenity space and the front rear plot. The adjacent property has a similar relationship, therefore it is considered the new outlooks are acceptable. The front platform, whilst being extended, currently forms functionable space. The relationship therefore will not change from the proposal given the width of the front area will not change.	
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 property will retain a 3.60m distance to the adjacent dwelling. Given the pitched roof form and the projection of the dwelling, it is not considered there will be a loss of light or outlook from habitable rooms.	

- 13 Knaresborough Drive

	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 will be a new window on the rear extension, a front facing window and an increased platform on the front garden area. In terms of the rear extension outlooks, the site is currently bounded by a low picket fence and shrub border. Some of which will be lost to the	

		extension. It is considered that closed panelled fencing could be erected to create privacy and the relationship is not refusable given the linear building row. New first-floor windows will have a view towards neighbouring private amenity space and the front rear plot. The adjacent property has a similar relationship, therefore it is considered the new outlooks are acceptable. A new window will be formed in the side elevation of the original dwelling, it will be conditioned it is obscurely glazed to protect the privacy of neighbouring occupiers. The front platform, whilst being extended, currently forms functionable space. There is panelled fence along the boundary. The relationship therefore will not change from the proposal given the width of the front area will not change.	
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 property will retain a 4.60m distance to the adjacent dwelling. Given the pitched roof form and the projection of the dwelling, it is not considered there will be	

		a loss of light or outlook from habitable rooms.	
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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:

	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	A new access will be formed from the existing highway. The applicant will be required to apply for a Section 184 agreement to install a dropped curb, an informative will be attached to the decision notice.	
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Development will result in 1 additional off-street parking space which is considered to be a benefit in terms of parking provision.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	The existing 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:

	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 rear extension may result in the loss of a mature tree. The tree is not protected by a preservation order. It is considered the applicant could remove this tree in any event.	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	The proposal is not considered to have a significant impact upon wildlife given the scale / nature of the proposal.	✓
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:

Summary of Representation	Officer response	Addressed
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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 development shall not be occupied until the W/C windows of the rear extension and w/c side elevation window hereby approved has been obscurely glazed (to a minimum Grade 4). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing (to a Grade 4) shall thereafter be retained.

Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

NOTE: The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership.

NOTE: Due to its location, a roost may be present on site. Bats are a European species under regulations of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone to intentionally kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether bats are present or not. If bats are discovered on site, development shall cease, and the applicant is advised to contact Natural England for advice.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays, with no working Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	24-013 - P - 01	-	31 March 2025
Proposed/existing bock plans	24-013 - P - 03	-	17 June 2025
Proposed/existing elevations	24-013 - P - 02	-	17 June 2025
Climate change statement	-	-	31 March 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. Amended plans were submitted to reduce the triple garage to a single garage.