

**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:	2025/62/90053/W
Site Address:	10, Gatesgarth Crescent, Lindley, Huddersfield, HD3 3LG
Description:	Erection of single and two storey rear extension
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: 24-Mar-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90053
Location	10, Gatesgarth Crescent, Lindley, Huddersfield, HD3 3LG.
Proposal	Erection of single and two storey rear extension.
Publicity end date	06/03/2025
Number of representations received	None
Kirklees Local Plan Allocation/Designation	The application site is allocated within a bat alert layer, but is otherwise unallocated in the Kirklees Local Plan.
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	2016/93487 – Works to TPO(s) HU1/69/a3 – Part Granted/Part Refused 2020/90829 – Certificate of lawfulness for proposed erection of front dormer extension – Cert of Lawful Opps Granted.
Consultations required	No	

Assessment

Description of development:

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

The proposed single storey rear extension would project 3.5m from the rear elevation of the existing building, with a maximum height of 2.95m, eaves height of 2.68m, and a width of 5.21m.

The proposed two storey rear extension would project 3.5m from the rear elevation of the existing building, with a maximum height of 6.4m, eaves height of 4.93m, and a width of 4.08m.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.2, 5.6, and 5.8 on pages 23, 24, and 25 (and listed below) and if they do not, they need to be justified:

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 50% of the rear garden at the application site will be retained following the proposed development.	
Be set behind the original building, and not projecting beyond the sides	Neither of the proposed rear extensions will project beyond the sides of the building, being completely set behind the original house.	
Maintain external access to the rear garden	The current external access to the rear garden, to the North West of the dwelling, would remain.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The extension is subservient to the original house and is to be constructed using materials that appear to match or are sympathetic to those of the original building,	

	therefore, it is considered that it would be in keeping with the scale and style of the original house.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	At least half of the total area around the house will remain post-development.	
not exceed 4 metres in height	The maximum height of the single storey rear extension is 2.95m, 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 proposal would project 3.5m from the rear elevation of the existing house, not exceeding 4m for a detached property.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		Where the extension exceeds 3m in length, the eaves height is 2.68m, exceeding 2.5m. Despite this, it is considered that this breach is minimal and would have no significant impacts and can be considered acceptable in this case.
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 would be retained to the property boundary.	
Two storey rear extensions should:		

be proportionate to the size of the original house and garden	The proposed extension is subservient to the original building and respects the size of the garden, not overpowering the amenity space to the rear.	
not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	Over 50% of the total land around the house will remain.	
not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties	The proposal will project 3.39m from the rear elevation of original house, not exceeding 4m for a detached property.	
not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary	The extension would not be within 1.5m of the property boundary at any point.	
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre	The extension would be separated from the property boundary by at least 1.5m.	
not adversely affect habitable room windows where they adjoin a neighbour's boundary	Given the orientation of the property, and its location being set back from its neighbouring properties, it is considered that there will be no adverse effects on habitable	

	room windows of neighbours.	
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Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 10 Gatesgarth Crescent, Lindley, Huddersfield, HD3 3LG, a two-storey detached property faced in brick/artstone, with a tiled and partial flat roof, and uPVC windows and doors. The property lies in a relatively uniform street scene, surrounded by houses of a similar age, size, and scale, with some of differing character and appearance. The application property benefits from a hard-standing driveway to the front, and a garden area 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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	As the proposed extensions are to the rear of the dwelling and are to be constructed using materials that will either match or be sympathetic to those of the existing building, it is considered that there will be no significant impact on the local character and street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP 	The proposals are considered to be subservient to the original house and faced in materials that either match or are sympathetic to the original house,	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	therefore, it is considered that there will be no significant impact on the existing dwelling.	
Height, scale and massing	<ul style="list-style-type: none"> 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 in terms of height, scale, and massing.	✓
Facing materials and detailing	<ul style="list-style-type: none"> KDP 9 of the SPD Policy LP24 Design (d) (iii) of the KLP Chapter 12 of the NPPF 	The walls will be faced in brick/artstone, with windows and doors being uPVC, all of which will match the existing building. The boundary treatments will remain as walls/fencing, and the vehicle access and hard standing will remain as tarmac. Condition requiring the materials used in the construction of the walls and tiles used to match recommended.	✓
Roof style	<ul style="list-style-type: none"> 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 will be partly tiled to match the existing roof, and partly flat, however, this is considered to have no significant impact on the application property and complement the dwelling.	✓
Window proportions	<ul style="list-style-type: none"> KDP 1 and 2 of the SPD Policy LP24 Design (a), (c) 	All windows proposed in the development are considered to be proportionate to those	✓

	<p>and (d) of the KLP</p> <ul style="list-style-type: none"> • Chapter 12 of the NPPF 	existing in terms of size and positioning.	
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	Private domestic extension – no alternate access requirements.	✓

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:

- 8, Gatesgarth Crescent, Lindley, Huddersfield, HD3 3LG – Neighbouring property to the North West.
- 12, Gatesgarth Crescent, Lindley, Huddersfield, HD3 3LG – Neighbouring property to the North East.
- 46, Chiltern Avenue, Lindley, Huddersfield, HD3 3PF – Neighbouring property to the rear.
- 48, Chiltern Avenue, Lindley, Huddersfield, HD3 3PF – Neighbouring property to the rear.
- 50, Chiltern Avenue, Lindley, Huddersfield, HD3 3PF – Neighbouring property to the rear.

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) 	Given the absence of windows in the side elevations at the first floor level, and distance of properties opposite the	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	rear elevation, it is considered that there will be no significant impact on the privacy of neighbours.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> KDP 4, 5, 6 of the SPD Policy LP24 Design (b) Chapter 12 of the NPPF 	Given the orientation of the dwelling, and its location being set back from its neighbouring properties, it is considered that there will be no significant impact on the light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> KDP 5, 6 of the SPD Policy LP24 Design (b) Chapter 12 of the NPPF 	As aforementioned, due to the orientation of the property and its location being set back from the neighbouring dwellings, it is considered that there will be no significant impact on neighbouring dwellings with regard to overbearing or overshadowing.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> KDP 7 of the SPD Policy LP24 Design (b) and (c) 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	Further comments	✓ / X / N/A

	the Kirklees Local Plan and the NPPF		
Impact on highway safety	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	As the extensions are to the rear of the property and well set back from the nearest highway (Gatesgarth Crescent), it is considered that there will be no significant impact on highway safety.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	The number of bedrooms at the property will not increase as a result of the proposals, therefore the parking provision on site is deemed acceptable to remain as current.	✓
Provision for waste storage	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 13 of the SPD 	The proposal is not close enough to have any	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	significant impact upon trees.	
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and 	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.	✓

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 materials of construction used in the construction of the walls of the development hereby approved, and the materials of construction used to the pitched roof above the two storey element 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.

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
Grouped Plans and Elevations	GC03_Existing	-	16/01/2025
Existing Site/Block Layout	GC02	-	16/01/2025
Location Plan	GC01	-	16/01/2025
Grouped Plans and Elevations	GC05_Proposed	-	16/01/2025
Application Forms	-	-	21/01/2025
CCS	-	-	21/01/2025
Proposed Site/Block Layout	GC04	-	21/01/2025

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: 07/03/2025