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:	**2025/62/90064/E**
Site Address:	7, New Street, Skelmanthorpe, Huddersfield, HD8 9BL
Description:	Erection of single storey rear and side wraparound 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: 04-Mar-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90064
Location	7, New Street, Skelmanthorpe, Huddersfield, HD8 9BL.
Proposal	Erection of single storey rear and side wraparound extension.
Publicity end date	24/02/2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	No allocation 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

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 9: Construction materials
- 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	Yes	Denby Dale Parish Council have no objections to the proposal.
Planning History	No	
Consultations required	No	

Assessment

Description of development:

The application seeks plsnning permission for the erection of a single storey rear and side wraparound extension.

The proposed single storey rear extension will project 3.34m from the rear elevation of the existing building, with a maximum height of 3.86m, eaves height of 2.54m, and a width of 10.04m.

The proposed single storey side extension will project 3.67m from the side elevation of the existing house, with a maximum height of 5.38m, eaves height of 3.48m, and a depth of 10.7m.

The Kirklees SPD sets out that single storey rear extensions and single storey side extensions should comply with certain parameters set out at paragraphs 5.1, 5.15, 5.16, 5.17, and 5.6 on pages 23, 24, and 30 (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 current back garden will be retained, which is considered an acceptable amount.	
Be set behind the original building, and not projecting beyond the sides	The rear extension will be set completely behind the building/proposed side extension and will not project beyond the sides of the building.	
Maintain external access to the rear garden	The current external access to the rear garden via the North of the dwelling will remain.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The proposed wraparound extension will be subservient to the original house in scale and will be constructed using mostly materials to match the original house ensuring if fits the style.	
not normally cover more than half the total area around the original house (including previous	Over half of the total area around the original house will remain	

extensions and outbuildings)	following the erection of the proposal.	
not exceed 4 metres in height	The maximum height of the rear portion of the extension will be 3.86m, 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 rear extension will project 3.34m from the rear elevation of the existing building, not exceeding the 4m guideline for detached properties.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		The eaves height of the proposal is 2.54m where the extension exceeds 3m in length, however, this is considered to be a negligible amount to that required with no significant impacts and is therefore considered acceptable.
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		A gap of 0.55m is left to the South property boundary, however, given the neighbouring property to the South have also erected an extension that does not leave a 1m gap to the joint property boundary, it is considered that the proposal can be accepted in this instance.
Side extensions	**Yes - COMPLY**	**No - JUSTIFY**

Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	As the proposal is single storey and thus of a limited scale, it will ensure that reasonable levels of natural light is allowed to all habitable rooms in the neighbouring dwelling to the North.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Given that the extension is single storey, it is considered that no windows will have the vantage to facilitate potential overlooking into neighbouring gardens.	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The extension projects 3.67m from the side elevation of the original house, which has a width of 6.42m. Considering this, the proposal does not extend more than two thirds of the width of the original house.	
not exceed a height of 4 metres		The maximum height of the proposal is 5.38m, however, as the extension is not considered to have any significant impacts on the neighbouring dwelling this can be deemed acceptable in this instance.
be set back at least 500mm from the	The side extension is set back 960mm from	

original building line to allow for a visual break	the front elevation of the existing dwelling.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 7 New Street, a two-storey detached property faced in brick and stone with a tiled roof and uPVC windows. The dwelling lies in a varied street scene, surrounded by some properties of a similar style, age, and scale, but other semi-detached houses which appear older in age, and have differing styles and characteristics. The application dwelling also benefits from amenity space to the front, a hard-standing driveway area to the North, 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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	As the extensions are to be faced in materials to either match the existing building or render that is prominent in the surrounding street scene, and are subservient to the host dwelling, 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 • Policy LP24 Design (c) and (d) of the KLP	As the proposals are subservient to the original building and will be constructed using materials that either match or are sympathetic	✓

	• Chapter 12 of the NPPF	to the original building, it is considered that there will be no significant impact on the original house.	
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 extensions are subservient to the original house in terms of height, scale, and massing.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The front elevation of the side extension is to be faced in brick to match the front elevation of the existing building, with the remaining elevations of each extension to be faced in render, matching properties in the surrounding street scene. Moreover, windows proposed in the extension are to be uPVC, matching those in 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 roof on the extension will be tiled to match the existing building.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c)	All windows proposed in the extension are proportionate to those existing in the dwelling in	✓

	and (d) of the KLP • Chapter 12 of the NPPF	terms of size and positioning.	
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alternate access arrangements required.	✓

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:

- 5, New Street, Skelmanthorpe, Huddersfield, HD8 9BL – Neighbour to the North.
- 9, New Street, Skelmanthorpe, Skelmanthorpe, Huddersfield, HD8 9BL – Neighbour 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 • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Due to the position and nature of any windows it is considered that they will not facilitate any significant impacts on the privacy of neighbours.	✓
Impact on light and outlook of neighbours (to	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b)	Due to the limited scale of the extension, it is considered that there will be no significant impact	✓

sides, rear and front)	• Chapter 12 of the NPPF	on light and outlook of neighbours.	
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As aforementioned, the limited scale of the extension means 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 • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The application property will retain at least 50% if its garden space, which is considered 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 • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	As the proposal is set well back from the nearest highway (New Street), and mostly located to the rear or set back from the front elevation of the existing house, it is considered that there will be no significant impacts on highway safety.	✓

Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The number of bedrooms at the dwelling will increase from 3 to 4 as a result of the extension, taking the requirement for off-street parking spaces to 3 for the dwelling. The hard-standing driveway is large enough to facilitate this, therefore the parking provision on site is deemed acceptable.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although there are no specific details 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 • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	The proposal is not close enough to have any significant impact upon trees.	✓

Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	The application site is not located in an area of ecological interest.	✓
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** **✓ / X / N/A**
Denby Dale Parish Council have no objections to the proposal.	Noted.	✓

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: 2025/90064

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 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
Location Plan	-	-	13/01/2025

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	2368 A(00)-01 – Existing	-	13/01/2025
Grouped Plans and Elevations	2368 A(10)-01 – Proposed	-	13/01/2025
Application Form	-	-	13/01/2025
CCS	-	-	13/01/2025

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: 03/03/2025