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:	**2025/62/90073/W**
Site Address:	32, Causeway Crescent, Linthwaite, Huddersfield, HD7 5NN
Description:	Demolition of existing side extension and erection of replacement single storey side extension and front porch (within a Conservation Area)
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.

Kerri Simpson

AUTHORISED OFFICER

Date: 18-Mar-2025

Officer Report – 2025/90073

Site Description

The application site refers to 32, Causeway Crescent, Linthwaite, Huddersfield, HD7 5NN, a two-storey semi-detached property faced in brick, with a red tiled roof, and uPVC windows. The property lies in a uniform street scene, being surrounded by dwellings of the same size, character, style, and age. The application dwelling also benefits from a hard-standing parking area to the front, with garden space to the front and rear of the property.

Description of Proposal

The Scheme

The applicant is seeking permission for the demolition of existing side extension and erection of replacement single storey side extension and front porch (within a Conservation Area).

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement
- Heritage Statement

During the course of the assessment of the application, the following additional/amended plans/information was submitted for consideration:

- 11/02/2025 – Proposed Elevations Planning Rev A 100225
- 11/02/2025 – Existing and Proposed GF Plans Planning Rev A 100225

History of Negotiations / Amendments Received

The case officer sought it necessary to request that the proposed side extension was set back from the front elevation of the original building and was faced in brick to match the existing building rather than the originally proposed 'K' render. Both amendments were made by the applicant, and this report is written in reference to the newly submitted plans showing these changes.

Relevant Planning History

There is no relevant planning history at the site.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015).

The application has been publicised as affecting the setting of a conservation area on the Council's website, by neighbor notification, site notice and by press advertisement. The expiry date of the publicity period was the 27/02/2025.

Allocation and Policy

The site is allocated in Linthwaite Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located within the Strategic Green Infrastructure Network, a bat alert layer, and a twite buffer.

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity
LP31 Strategic Green Infrastructure Network
LP51 Protection and Improvement of Local Air Quality

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter2 Achieving sustainable development
Chapter12 Achieving well-designed places
Chapter14 Meeting the challenge of climate change, flooding and coastal change
Chapter15 Conserving and enhancing the natural environment

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
House Extensions & Alterations SPD (adopted June 2021)

The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).
The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area (including impact upon historic environment)
2. Impact upon residential amenity
3. Impact upon highway safety
4. Climate Change
5. Other matters – e.g. trees/ecology (e.g. bats)
6. Representations
7. Conclusion

1 – Principle of Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

The site is located within the Linthwaite Conservation Area on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 of the KLP sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

The Councils adopted House Extensions and Alterations SPD (Paragraph 5.16) says that side extensions should maintain the quality of the environment for neighbours by:

- *Ensuring reasonable levels of natural light to the habitable rooms in neighbouring properties; and*
- *Positioning windows to minimise or avoid any potential overlook into neighbouring gardens.*

Paragraph 5.17 of the House Extensions and Alterations SPD goes on to state that:

Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:

- *not extend more than two thirds of the width of the original house;*
- *not exceed a height of 4 metres; and*
- *be set back at least 500mm from the original building line to allow for a visual break.*

The House Extensions and Alterations SPD also refers to front extensions in Paragraph 5.14, stating the following:

Single storey extensions on the front of a house and two-storey or first floor front extensions are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally be permitted unless:

- *The house is set well back from the pavement or is well screened; and*
- *The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area; and*
- *The materials and design match the existing features of the original house; and*
- *The extension would not unreasonably affect the neighbouring properties.*

In this case, the principle of altering the dwelling is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact on character and appearance of the area:

Visual Amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'.*

Key Design Principle 1 of the House Extensions and Alterations SPD states:

Extensions and alterations to residential properties should be in keeping with the appearance scale design and local character of the area and the street scene.

Key Design Principle 2 of the House Extensions and Alterations SPD states:

Extensions and alterations should not dominate or be larger than the original house.

The recommendations of Paragraphs 5.14, 5.16, and 5.17 in the House Extensions and Alterations SPD are outlined in the 'Principle' section of this report.
The proposed side extension would be of a single story, set back a sufficient distance from the front building line as to appear subservient to the existing building. It would have a mono pitched roof, and be constructed in material to match the host dwelling. The proposed porch would project a modest distance from the front elevation and have a pitched roof.
Considering this, the extensions are considered to be of an appropriate scale, form, and sitting, and use materials that are not considered to have a significant impact on the character of the local area nor the wider Conservation Area.

As a result, it is considered that the proposal will respect the character of the local area and the original dwelling, fulfilling the requirements of Policy LP24 of the Kirklees Local Plan, policies within Chapter 12 of the NPPF, and Key Design Principles 1 and 2 of, and other policies within, the House Extensions and Alterations SPD.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

"…maintain appropriate distances between buildings' and *'…minimise impact on residential amenity of future and neighbouring occupiers."*

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principle 3 of the House Extensions and Alterations SPD states:

Extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.

Key Design Principle 4 of the House Extensions and Alterations SPD states:

Extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.

Key Design Principle 7 of the House Extensions and Alterations SPD states:

Extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is retained. Normally at least half the garden area should be retained as part of the proposals.

The recommendations of Paragraphs 5.14, 5.16, and 5.17 in the House Extensions and Alterations SPD are outlined in the 'Principle' section of this report.

Due to the limited size and scale of the proposals, and the absence of habitable windows looking onto neighbouring property, it is considered that there will be no significant impact on the residential amenity of neighbouring properties with regard to overbearing, overshadowing, light, outlook, or privacy. Furthermore, the application property will retain all of its garden space to the rear, and most of its front amenity space which is over 50% of the current garden area and considered acceptable.
It is therefore considered that in terms of residential amenity, the proposed development would have an acceptable impact and comply with Policy LP24 of the Kirklees Local Plan, Paragraph 135 of the NPPF, and Key Design Principles 3, 4, and 7 of the House Extensions and Alterations SPD.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.
Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.
Although the submitted plans do not detail storage of waste at the property there is adequate space on site which is considered to be acceptable.
The proposed alterations would not increase the number of bedrooms at the property, therefore, the current parking provision at the property would not be affected. As a result, the current parking arrangements at the property would be maintained, and the parking provision for the application site is also considered acceptable. Furthermore, as the application dwelling is set back from the nearest highway (Causeway Crescent) which has a low footfall, there will be no significant effect on highway safety.
It is therefore considered that in terms of access and highway safety/parking the proposed structure would comply with Policies LP21 and LP22 of the Kirklees Local Plan, and Principles 15 and 19 of the House Extensions and Alterations SPD.

5. Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining

planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.
Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

6. Other Matters

Impact upon Ecology
Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.
Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat roosting/twite nesting area, the proposals are relatively modest, and in this case being for a single storey extension would not impact upon the existing roof space which has the potential for providing a roost for bats or twites. Therefore it is considered unlikely that the proposals would have a significant impact on the bat or twite population. An informative would be included making the applicant aware that if bats or twites are discovered on site during the works, any development shall cease, and the applicant is advised to contact Natural England for advice on how to move forward. Subject to informative the proposal is considered to be acceptable in this regard.

7. Representations

No representations have been received.

8. 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation CONDITIONAL FULL PERMISSION

Decision Authorisation: Delegated Powers

Application Number: 2025/90073
Officer Recommendation: Conditional Full Permission

Conditions

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 (as amended).

1. 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

2. 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
Application Form	-	-	14/01/2025
Existing Elevations Planning	-	-	14/01/2025
Block Plans Planning	-	-	14/01/2025
Location Plan	-	-	14/01/2025
Heritage Statement	-	-	17/01/2025
Climate Change Statement	-	-	21/01/2025
Existing and Proposed GF Plans Planning	Rev A 100225	-	11/02/2025
Proposed Elevations Planning	Rev A 100225	-	11/02/2025

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. The case officer sought it necessary to amend

the side extension by setting it back from the front elevation of the existing building, and changing the facing to brick rather than ‘K’ render to match the original house and surrounding street scene.

Report Dated:	03/03/2025