

**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:	2025/62/90173/W
Site Address:	9, Carr Mount, Kirkheaton, Huddersfield, HD5 0PD
Description:	Erection of extensions and alterations
Recommending Officer:	Joanna Rednall

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

The Site

9, Carr Mount is a semi-detached property located in Kirkheaton, Huddersfield. The property is faced in render with a hipped roofing style that is infilled with blue slates. To the rear of the dwelling is a single storey projection with a pitched gable roof above. The property benefits from a large lawned garden to the front and side, with an area of hardstanding to the rear.

To the north-east of the site are two detached bungalows at a separation distance of 30+ metres. However, the site is predominantly surrounded by open fields. 9, Carr Mount is accessed via a small, unadopted road that also serves neighbouring properties to the north. The site is located within the green belt on the Kirklees Local Plan.

The Proposal

The applicant is seeking planning permission for erection of extensions and alterations.

Part single storey and part two storey side extension

The two-storey side extension projects ~3.5 meters from the side elevation and spans ~5.3 meters along it. The extension then reduces to single-storey in height, which extends for ~2.4 meters and ties in with the existing single storey rear projection. The two-storey extension features a pitched roof with a total height of extension ~7 meters, with the eaves measuring ~ 5.5 meters. The single storey extension is designed with a lean-to roof measuring ~2.7 metres at eave height and ~4 metres at ridge height where it joins the two-storey extension.

A small single storey extension is also proposed to the south-facing elevation of the two-storey extension. This extension measures ~1.6 metres in depth and ~1.1 metres in length and has a total height of ~4 metres to the ridge of the lean-to roof.

The extension is finished in render while the roof is covered with blue slates. Internally, this extension serves an entrance, dining room and shower room at ground level and a bedroom at first floor.

Front extension

The front extension projects ~0.9 metres and is ~4.2 metres in width. This extension is designed with a flat roof that measures ~3.2 metres in height and features a balcony above.

A ~1.2 metre high glazed balustrade is proposed to the perimeter of the balcony and a 1.8 metre high obscure glazed balustrade is proposed to the side/east facing elevation.

Associated alterations

The development would involve the demolition of the existing chimney stack and the alteration of the roof from a hipped to a gable design. The new roof would be infilled with slates matching those of the original house. Additionally, a large rooflight is proposed for the front/south-facing elevation. A lantern-style rooflight is also proposed for the existing single-storey rear projection.

The existing front porch to the south of the dwelling would also be demolished.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

Relevant planning history for this site is summarised as follows:-

2024/92250 – Erection of extensions to dwelling and detached garage/store – Refused for the following reasons:

1. The cumulative impact of the proposed development would result in a significant increase in additional volume of over and above the size of the original building resulting in disproportionate additions and having a greater impact on the openness and character of the Green Belt. The proposed development would represent inappropriate development within the Green Belt as well as impacting on visual amenity for which no very special circumstances have been submitted to outweigh the harm to the Green Belt. The proposal therefore fails to accord with Chapter 12 and 13 of the National Planning Policy Framework, together with policies LP24 and LP57 of the Kirklees Local Plan.

2. The proposed first floor rear extension, by reason of its siting, overall scale and proximity to a neighbouring property, would result in an unacceptable degree of harm to the amenities of the occupiers of the

adjacent dwelling No.8 Carr Mount in terms of overbearing and loss of light. The proposal therefore fails to comply with Policy LP24(b) of the Kirklees Local Plans, Chapter 12 of the National Planning Policy Framework and Principles 4, 5, 6 of the Kirklees House Extensions and Alterations Supplementary Planning Document.

The scheme the subject of this application has amended such that there is no longer a detached outbuilding proposed and the first floor extension to rear has been removed from the scheme, with an extension to the side now proposed. Whether the amended scheme the subject of this application has overcome the previous reasons for refusal is discussed within the 'Assessment' section of this report.

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via site notice.

Final publicity date expired: 7th March 2025.

No representations were received as a result of the publicity.

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design

LP57 The Extension, Alteration or Replacement of Existing Buildings

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th 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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

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.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon visual amenity
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters
5. Representations
6. Conclusion

1 – Principle of development:

The site is designated Green Belt on the Kirklees Local Plan. Policy LP1 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 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”.

1.2 – Land Allocation (Green Belt)

The site is allocated as Green Belt on the Kirklees Local Plan.

The application site is located within the Green Belt. As such the proposal falls to be assessed against Chapter 13 of the NPPF. Chapter 13 of the NPPF requires Local Planning Authorities to regard the construction of new buildings as inappropriate development. Exceptions to this include the extension and alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.

The exemption listed above, set out under paragraph 154(c), could be applicable in this case, provided that the extension / alteration does not result in disproportionate additions over and above the size of the original building.

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt, the most relevant in this case being to assist in safeguarding the countryside from encroachment.

Policy LP57 of the Kirklees Local Plan relates to the extension, alteration or replacement of existing buildings. Noting that:

a) in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous

extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;

b) in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;

c) the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and

d) the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting’.

In this case, a review of historic mapping and planning history has been undertaken. It appears that the building as it currently stands is original and has not undergone previous extensions.

Permission has previously been sought at 9, Carr Mount for erection of extensions to dwelling and detached garage/store (2024/92142). This has been refused by the LPA, one of the reasons being due to the cumulative harm to the Green Belt:

- 1. The cumulative impact of the proposed development would result in a significant increase in additional volume of over and above the size of the original building resulting in disproportionate additions and having a greater impact on the openness and character of the Green Belt. The proposed development would represent inappropriate development within the Green Belt as well as impacting on visual amenity for which no very special circumstances have been submitted to outweigh the harm to the Green Belt. The proposal therefore fails to accord with Chapter 12 and 13 of the National Planning Policy Framework, together with policies LP24 and LP57 of the Kirklees Local Plan.*

An assessment is therefore required as to whether the cumulative impact of the extensions / alterations the subject of this proposal has overcome the reasons set out above.

It has been assessed that the quantum of development has been reduced from the 2024/92142 application, including removing the first-floor rear extension, the front dormer, and the detached garage from this application. The previous increase in volume proposed under 2024/92142 was calculated to be around 87%, whereas the increase in volume proposed under this application has been substantially reduced to around a 35% increase. Whilst the assessment as to whether development is ‘disproportionate’ is not solely an arithmetic exercise,

it is noted the volume of development proposed has been significantly reduced from the previous refusal.

When assessing the visual impact of the proposal, this revised scheme would appear a proportionate addition to the original dwelling in this case. This is because although the proposal would result in additional built form to the side and rear of the dwelling, these would clearly be read as an extension to the dwellinghouse. The ridge of the two-storey extension is set well down from the host dwelling and is set back from the front elevation, as such it is not considered to over dominate the original dwelling. When taking into account the extensions as a whole, it is considered that the cumulative impact, whilst relatively sizeable, are visually considered to be subordinate to the original building and considered to overcome the previous reason for refusal above. The development is therefore considered to constitute appropriate development in the Green Belt in accordance with Chapter 13 of the NPPF.

That being said, further additions beyond the extent proposed as part of this application, unless minimal / minor in scale have the potential to be deemed disproportionate given the extent of additions to the original building and it is considered the development potential of the site is largely maximised by the proposal.

Further to the above and in relation to Policy LP57, given that the proposal is considered to constitute a proportionate addition to 9, Carr Mount, and no additional hardstanding appears to be proposed and the design of the proposal is also considered to be acceptable within this Green Belt the proposal is, therefore, considered to be in accordance with Policy LP57 of the Kirklees Local Plan.

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

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Part single storey and part two-storey side extensions

Paragraph 5.13 of the SPD sets out that side extensions should be located and designed to minimise the impact on the local character of the area. The design should reflect the design of the original building in terms of roof style, pitch materials and detailing.

Paragraph 5.19 sets out that two-storey side extensions can have a significant effect on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of an area. It goes on, at paragraph 5.20, to state that two-storey side extensions should:

- not take up all or most of the space to the side of a house;
- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house.

The side extensions are located in a discreet location to the west of the application property. The side extensions would not occupy the entire space to the side of the house and would be set back from the front wall of the original property to create a proportionate appearance. The roof would be pitched and positioned significantly lower than the main pitched roof of the house to ensure this extension is not over-dominating or competing with the original house. The single-storey side extension would connect to the rear elevation of the two-storey extension, and it is considered to harmonize appropriately with both the two-storey extension and the existing single-storey rear projection.

In terms of materials, the submitted elevations indicate that the side elevations would be finished in a combination of brick and render to match the host property's exterior. These materials are considered to be visually sympathetic to the host property and would have an acceptable impact on visual amenity.

The fenestration would feature UPVC windows in a residential style, which are considered to be consistent with the existing openings on the host dwelling.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

Front extension and balcony

Paragraph 5.13 of the SPD relates to front extensions and details that as front extensions are highly prominent in the street scene and can erode the character of the area if they are not carefully designed, large extensions (single and two-storey) and conservatories on the front of an existing house will not normally be acceptable and are considered likely to appear particularly intrusive.

The proposed front extension is a modest addition that extends the dwelling's ground floor front elevation to slightly behind the front elevation of the adjoining neighbour. This would be finished in render and brick to match the original house and is not considered to have a significant visual impact.

A balcony is proposed above the front extension and a balustrade approximately 1.1m in height is proposed around the perimeter. This would be accessed via UPVC French doors inserted to the front elevation and accessed via a bedroom. The proposed balcony is considered to appropriately abide by the parameters as set out in paragraph 5.28 of the Council's adopted SPD. This addition would not detrimentally overlook neighbouring homes or gardens and would not detrimentally overlook neighbouring dwellings due to the 1.8 metre privacy screen proposed to the side/east facing elevation and would provide views over the rear amenity space of No.9 and the adjacent fields.

It is therefore considered that in terms of visual amenity, the above would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

Hip to gable roof

The proposal would involve increasing the roof's volume to create a gable design to provide a larger fifth bedroom. This would be finished in matching materials to the host. The previous application sought to erect a dormer to the front elevation, this has since been removed and the proposed rooflight is considered to be a more proportionate and in keeping addition with the pair of semi-detached dwellings. Although this design would differ from the adjoining property to the east (No.8), it is not considered to result in a significantly harmful visual impact.

The plans show the development would be constructed from brick, render and tiles for the roof. It is considered that on the basis the materials of construction match those of the existing building which currently is constructed from a mix of brick, render and tiles, the proposal would be acceptable in this regard.

As such, the development is considered to relate satisfactorily to the host building and have an acceptable impact on visual amenity, in accordance with the requirements of policies LP1, LP2 & LP24 of the Kirklees Local Plan, having regard to principles 1, 2 and 9 of the Supplementary Planning Document on House Extensions (SPD) and policies within Chapter 12 of the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – that: *“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.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

Principle 7 seeks to ensure an adequate level of private amenity space is in place following development proposals being undertaken.

The properties potentially affected by the proposed development are those which directly neighbour the site, these being:

8, Carr Mount

The second reason for the previous refusal (2024/92142) was the harm the first-floor rear extension would cause to occupants residents of No. 8.

2. The proposed first floor rear extension, by reason of its siting, overall scale and proximity to a neighbouring property, would result in an unacceptable degree of harm to the amenities of the occupiers of the adjacent dwelling No.8 Carr Mount in terms of overbearing and loss of light. The proposal therefore fails to comply with Policy LP24(b) of the Kirklees Local Plans, Chapter 12 of the National Planning Policy Framework and Principles 4, 5, 6 of the Kirklees House Extensions and Alterations Supplementary Planning Document.

Since the first-floor rear extension has been removed from the proposal, with only the original single-storey rear projection retained, the development is now considered to have adequately addressed this previous reason for refusal. The main bulk and massing of the development is restricted to the west-facing elevation of the application property, this is considered more acceptable as it would be separated from No.8 by the main body of No.9 and would not result in an unduly harmful overbearing / overshadowing impact.

In terms of privacy and overlooking, it is considered the main element of the proposal which could impact the amenity of No.8 would be the front extension and balcony. It has been assessed that the front extension and balcony would overlook the main amenity space of both the application property and No. 8 given its elevated position, however, the submitted elevations indicate that a privacy screen is proposed for the east-facing elevation, which would effectively mitigate any potential harmful overlooking impacts. The submitted floor plans indicate that the front extension would not project beyond the existing porch, which is to be demolished to accommodate the extension. Given the limited scale of the front extension, it is not considered to have a significant impact on the amenity of the occupiers of No. 8.

There are no other neighbours that would be impacted by the proposed development. The proposal would retain a suitable amount of amenity space associated with the host property, in accordance with principle 7.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within 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.

The proposed development would increase the number of bedrooms on site, taking the total number of bedrooms from 3 to 5. The Council's SPD recommends for a dwelling of 4+ bedrooms to provide 3-off street parking spaces, and it is considered that the dwelling has ample space within the red-line boundary to provide adequate off-street parking to accommodate the increase in bedrooms. The property benefits from hardstanding areas at both the front and rear, which could be used to provide off-street parking.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

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 pre-dates 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 modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change

that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – 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

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/90173

Officer Recommendation: Approve

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).

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 & LP57 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, 13 and 14 of the National Planning Policy Framework

3. Notwithstanding the plans submitted the external walls and roofing materials 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 & LP57 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 and 13 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Location Plan	24/66	27/01/2025
Location Plan	-	27/01/2025
Site Plan	-	27/01/2025
Existing elevations	24/66/B	27/01/2025
Existing Floor Plans	24/66/A	27/01/2025
Proposed Elevations	24/66/DrevB	27/01/2025
Proposed Floor Plans	24/66/E	27/01/2025
Application form	-	27/01/2025
Climate Change Statement	-	29/01/2025

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 2015 and otherwise actively engaged with the applicant in dealing with the application.

Report Dated:

19/03/2024

Low coal

