

**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:	2025/62/90331/E
Site Address:	226, Hunsworth Lane, Hunsworth, Cleckheaton, BD19 4DT
Description:	Erection of first floor side extension and single storey rear extension
Recommending Officer:	Faiza Bano

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.

Emma Thompson

AUTHORISED OFFICER

Date: 16-Apr-2025

OFFICER REPORT

Site Description

The site to which this application relates to is 226, Hunsworth Lane, Hunsworth, Cleckheaton, BD19 4DT; it comprises of a semi-detached house, which benefits from an attached garage, driveway and large front and rear amenity areas.

The site and its surrounding is relatively residential and the land is designated as Green Belt in the Kirklees Local Plan.

Description of Proposal

The application seeks planning permission for the construction of a single-storey rear extension and first floor side extension.

Rear Extension

The rear extension projects out by 1.4m and spans a width of 2.4m, has an eaves height of 2.8m and an overall height of 3.9m. The rear extension will include a window opening that faces the rear amenity of the application site.

Additional volume: $1.4 \times 2.4 \times 2.8 = 9.4 \text{ m}^3$

First Floor Extension

The first floor extension will see an additional height of 2.8m to the side and will cover the same dimensions as the existing single storey side extension – 2.7m x 7m. The first floor extension proposes an additional bedroom with an additional window opening across the front and rear elevation. The additional floor is set down from the ridge line of the original roof.

Additional volume: $7 \times 2.7 \times 2.8 = 52.9 \text{ m}^3$

The construction materials for the extension will include stone and blue slate roof tiles. Windows are planned to match those of the existing structure.

Relevant Planning History

Planning Ref: 2018/90911

Location: 226, Hunsworth Lane, Hunsworth, Cleckheaton, BD19 4DT

Proposal: Erection of single storey side and rear extension

Decision code: FC

Decision: FC - CONDITIONAL FULL PERMISSION

Decision Date: 2018-05-10

Representations

The application was advertised by neighbour letters, which expired on the 24th of March 2025.

No representations were received.

Consultation Responses

None.

Policy

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).

The site is located within the Green Belt on the Kirklees Local Plan.

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.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** - Design
- **LP51**- Protection and improvement of local air quality
- **LP52**- Contaminated and unstable land
- **LP57**- Extension alteration or replacement of existing building

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

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, and 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.

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
 - 1) Impact on visual amenity
 - 1) Impact on residential amenity
 - 2) Impact on highway safety
 - 3) Other matters
 - 4) Representations
 - 5) Negotiations
 - 6) Conditions
 - 7) Conclusion

1 – Principle of development:

The application site is located on land allocated as Green Belt on the Kirklees Local Plan. The proposal involves the addition of single-storey rear extension and a first-floor extension.

Chapter 13 of the NPPF requires Local Planning Authorities to regard the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this include the extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building.

An 'original building' is defined in the NPPF glossary as "a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Policy LP57 of the Kirklees Local Plan states that extensions will normally be acceptable provided that the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and other associated buildings will be considered. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building. Furthermore, the proposal should 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 the design and materials used should be sensitive to the character of the Green Belt setting.

The site is within the Green Belt on the Kirklees Local Plan Proposals Map. As such a key consideration will be its impact on the Green Belt and it will be assessed having regard to Policy LP57 and NPPF chapter 13. In addition, the impact of the development on design grounds, residential amenity and highway safety will also be considered along with, biodiversity and all other material considerations and representations received.

2 –Impact on openness of the Green Belt and visual amenity:

In 2018, permission was granted for the erection a single-storey side and rear extension.

The Planning Practice Guidance (PPG) sets out that “openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume”.

The proposed development would add an additional volume of 62.3 m³ to the original dwelling.

Whilst assessing whether an extension is disproportionate requires more than just numerical calculations, these increases are not considered excessive. The proposed single-storey rear extension and first-floor extension are deemed acceptable, as first-floor side extensions are a common feature along Hunsworth Lane. The single-storey extension will ensure it remains visually subordinate to the existing two-storey house. Additionally, the property is set on the boundary of a residential area, and neighbouring dwellings have similar extensions.

The proposed new windows and doors have been designed to remain in keeping with the character and aesthetic of the original building, ensuring a cohesive architectural appearance.

Due to the scale of design of the extensions proposed, the proposal would be acceptable in the context of the original host dwelling and would not amount to disproportionate additions within the green belt in accordance with Chapter 13 of the NPPF and Policy LP57 of the Kirklees Local Plan.

Visual Amenity:

The Kirklees SPD sets out that single storey extensions should comply with certain parameters set out at paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

- 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);
- not exceed 4 metres in height;
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters.
- and retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The rear extension projects out by 1.4m and spans a width of 2.4m, with an eaves height of 2.8m and an overall height of 3.9 meters. The proposed single-storey rear extension does not extend beyond the previously approved single-storey rear extension. It maintains an eaves height of 2.8m and is designed with a lean-to roof. The extension projects out by 1.4 meters and retains a gap of over 1 meter from the boundary.

This proposal aligns with the above assessment criteria.

The Kirklees SPD sets out that two-storey and first floor side extensions should comply with certain parameters set out at paragraph 5.22 on page 30 (and listed below) and if they do not, they need to be justified:

- ideally be visually smaller in relation to the original house;
- be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house;
- have a roof design that follows the form of the existing roof;
- and retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens.

The proposed first-floor extension is designed to be visually subordinate to the original house, being both set back and set down. It is positioned above the previously approved single-storey side extension, which is already recessed from the front building line. The roof of the extension is intentionally designed to be lower than the original ridge line, and it features a hipped roof that complements the form of the existing roof. Due to the neighbouring property being a bungalow of different character and materials along with space between the extension and the shared boundary a terracing effect is avoided, and a sense of space is maintained.

Given the nature of the proposal and the context of the site, the extension will be viewed alongside the host two-storey dwelling, ensuring it remains visually subordinate in both scale and size.

The design and detailing of the extension have been carefully considered to compliment the architectural features of the existing property. Furthermore, due to the location, scale, and overall massing of the host dwelling, the development will not negatively impact the properties visual character. The extension is deemed to be an appropriate and visually acceptable enhancement to the home.

Having taken the above into account, the proposed extension would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building. In addition, the proposal is considered to have an acceptable impact on the openness of the Green Belt.

3 – Impact on residential amenity:

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

- **228 Hunsworth Lane:** The proposed works will have no impact on this property as they are located on the opposite side of the shared boundary.
- **226 Hunsworth Lane:** This property will experience an increase in bulk and massing along its side elevation due to the proposed extension. However, given that the application site is situated on a higher topographical level and is set back from the front building lines of both properties, the proposed first-floor extension will not overbear or overshadow number 226. Additionally, there are no openings along the side elevation of number 226 that faces the application site, thereby eliminating any privacy concerns.
- There are no properties to the front or rear of the application site.

Overall, the proposal is designed to minimise any adverse effects on the residential amenity of both future and neighbouring occupiers.

The extensions would not cover the entire amenity space of the application site. It is considered that the proposal would not take up a significant amount of useable amenity space and sufficient amenity space would be retained if the proposal was to receive permission. Therefore, the proposal would be

acceptable in terms of the residential amenity of future occupiers, and so it is compliant with part of policy LP24 of the KLP.

4 – Impact on highway safety:

The site currently benefits from in-curtilage parking and turning space located in front of the building. This arrangement is anticipated to remain unchanged by the proposed extension. Therefore, it is concluded that the extension would not adversely impact highway safety.

5– Other matters:

Carbon Budget

The proposal is a domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

Ecology

The application site is located within a Bat alert layer on the Council's GIS mapping system. Due to the scale of the application, a note will be added to the application notifying the applicant, should permission be granted.

As such the application is considered to comply with guidance within Policy LP 30 of the KLP and Chapter 15 of the NPPF.

6 – Representations:
No representations received.

6 – Negotiations:
N/A

7 – Conclusion:

This application for the erection of a single storey rear and first floor extension at 226 Hunsworth Lane has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations.

The proposed extensions would not form disproportionate additions to the building, which would constitute inappropriate development in the Green Belt. The extension will blend in seamlessly with the rest of the building.

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. As set out above, 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: 2025/90331

Officer Recommendation: APPROVE

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.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

2. The external facing 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 to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Date Received
Location Plan	Location Plan	07-Feb-2025
Proposed Site / Block Layout	25/16 - Site Plan	07-Feb-2025
Grouped Plans and Elevations	25/16 - Proposed	07-Feb-2025

Grouped Plans and Elevations	25/16 - Existing	07-Feb-2025
General	Climate Change Statement	07-Feb-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 Planning 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.

No amendments were requested in this instance.

Report Dated: 15/04/2025