

**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:	<b>2025/62/90614/W</b>
Site Address:	14, St Pauls Road, Kirkheaton, Huddersfield, HD5 0EX
Description:	Alterations to integral garage and widening of driveway
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: 29-Apr-2025**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2025/90614
<b>Location</b>	14, St Pauls Road, Kirkheaton, Huddersfield, HD5 0EX.
<b>Proposal</b>	Alterations to integral garage and widening of driveway.
<b>Publicity end date</b>	10/04/2025
<b>Number of representations received</b>	1
<b>Kirklees Local Plan Allocation/Designation</b>	The application site is located in an area with presence of great crested newts but is otherwise unallocated in the Kirklees Local Plan.
<b>Extension to Time (EoT)</b>	No
<b>Recommendation</b>	Conditional Full Permission

	<b>NO</b>	<b>YES</b>
<b>Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)</b>	✓	
<b>Contrary to previous decision</b>	✓	
<b>Called in by Ward Member</b>	✓	
<b>Significant number of representations received</b>	✓	

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
- Key design principle 17: Access for all users

	<b>YES / NO</b>	<b>SUMMARY</b>
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Kirkburton Parish Council have been consulted regarding the application but have offered no comments, deferring to Kirklees officers.
Planning History	Yes	86/01881 – Erection of 15 No. detached dwellings and garages – Granted Conditionally.  87/03427 – Erection of 15 detached dwellings and garages – Granted Conditionally.  88/01873 – Erection of 4 No. dwellings (substitution of house types) – Granted Conditionally.
Consultations required	No	

**Design and Visual Amenity:**

*Summary of local street scene/character:*

The application site refers to 14 St Pauls Road, Kirkheaton, Huddersfield, HD5 0EX, a two-storey detached property faced in stone walls with uPVC windows. The application property lies in a uniform street scene, surrounded by dwellings of a similar size, scale, character, and age as most were erected under application 88/01874. The application property benefits from a hard-standing driveway and a small garden space to the front as well as amenity space 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.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on the Local character and street scene	<ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul>	As the footprint of the building will not increase, and the proposed windows and widened driveway will use materials to match 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"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	As the new walls, windows and driveway will match those of the existing property, it is considered that there will be no significant impact on the original house.	✓
Height, scale and massing	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> </ul>	The footprint of the building will not increase, therefore, all alterations proposed are subservient to the original building in	✓

	<ul style="list-style-type: none"> <li>• Chapter 12 of the NPPF</li> </ul>	terms of height, scale, and massing.	
Facing materials and detailing	<ul style="list-style-type: none"> <li>• KDP 9 of the SPD</li> <li>• Policy LP24 Design (d) (iii) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	The new wall proposed to the front elevation of the property is to be stone to match the existing building, with new windows being uPVC to also match the existing dwelling. Moreover, the widening of the driveway will be completed using tarmac to match the existing driveway.	✓
Roof style	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	There is no roof associated with this proposal.	✓
Window proportions	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	All proposed windows are proportionate to those existing in terms of size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> <li>• KDP 17 of the SPD</li> <li>• Policy LP24 Design (f)</li> <li>• Chapter 12 of the NPPF</li> </ul>	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, St Pauls Road, Kirkheaton, Huddersfield, HD5 0EX – Neighbouring property to the South West
- 7, St Pauls Road, Kirkheaton, Huddersfield, HD5 0EX – Neighbouring property to the West.
- 12, St Pauls Road, Kirkheaton, Huddersfield, HD5 0EX – Neighbouring property to the South East.
- 16, St Pauls Road, Kirkheaton, Huddersfield, HD5 0EX – Neighbouring property to the North West.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on privacy of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>• KDP 3 &amp; 4 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>	As there are existing windows in the front elevation of the dwelling, it is considered that the proposed windows will not cause any significant impacts with regard to neighbours' privacy.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>• KDP 4, 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>	As the footprint of the dwelling is not increasing it is considered that there will be no significant impact on light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> <li>• KDP 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> </ul>	As aforementioned, due to the footprint of the dwelling not increasing, it is considered that there will be no significant impacts on neighbouring properties with regard to	✓

	<ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>	overbearing or overshadowing.	
Remaining garden space of application property	<ul style="list-style-type: none"> <li>KDP 7 of the SPD</li> <li>Policy LP24 Design (b) and (c)</li> <li>Chapter 12 of the NPPF</li> </ul>	The application property will retain the majority of its garden space, only losing a small portion to the front which is considered to be acceptable.	✓

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:

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on highway safety	<ul style="list-style-type: none"> <li>KDP 15 of the SPD</li> <li>Policy LP22 Parking (f) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	As the alterations to the dwelling are limited, and the property is set back adequately from the closest highway, it is considered that there will be no significant impact on highway safety	✓
Parking provision	<ul style="list-style-type: none"> <li>KDP 15 of the SPD</li> <li>Policy LP22 Parking (f) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	The proposed widening of the driveway would facilitate one extra off-street parking space, improving the parking provision at the property which is encouraged.	✓
Provision for waste storage	<ul style="list-style-type: none"> <li>KDP 16 of the SPD</li> </ul>	Although nothing specific is detailed within the submitted plans, there	✓

	<ul style="list-style-type: none"> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>	will be adequate space on site for waste storage.	
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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:**

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on trees	<ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul>	The proposal is not close enough to have any significant impact upon trees, and the works are not significant enough to have any impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> <li>• Chapter 15 of the NPPF</li> </ul>	While the site is within an area with identified presence of great crested newts, the nature of the proposal is not considered to have significant impacts to nesting 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 great crested	✓

		newts or potential to disturb those protected species are found.	
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> <li>• KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>• Policy LP51</li> <li>• Chapter 14 of the NPPF</li> </ul>	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"> <li>• KDP 14 of the SPD</li> <li>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>	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
Kirkburton Parish Council have been consulted regarding the application but have offered no comment, deferring to Kirklees officers.	N/A	N/A

Conclusion:



<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Grouped Plans and Elevations	2374 A(10)-01 – Proposed	-	06/03/2025
Application Forms	-	-	06/03/2025
Climate change statement	-	-	06/03/2025

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:** 10/04/2025