

**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:	2025/62/90623/W
Site Address:	5, Langdale Drive, Dalton, Huddersfield, HD5 9EW
Description:	Demolition of existing conservatory and erection of single storey rear extensions and associated external alterations
Recommending Officer:	Molly Storer

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 29-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90623
Location	5, Langdale Drive, Dalton, Huddersfield, HD5 9EW
Proposal	Demolition of existing conservatory and erection of single storey rear extensions and associated external alterations
Publicity end date	25 th April 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Unallocated in the Kirklees Local Plan
Extension to Time (EoT)	Yes EoT Date: 29.05.25
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	✓	

If 'No' to all above, proceed with a fast track report

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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

- Key design principle 17: Access for all users

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	93/04252 – Erection of extensions – Conditional Full Permission.
Consultations required	No	

Assessment

The application seeks permission for the demolition of the existing conservatory and erection of single storey rear extension and associated external alterations.

Part of the single storey rear extension will extend 3m from the original dwelling in place of the existing conservatory this would follow the same exact footprint of the existing conservatory and have a width of 2.944m. The height to the eaves would be 2.6m and the overall height would be 3.75m with a lean to roof design.

The other element of the single storey rear extension would extend 2.7m from the existing rear extension at the property. Overall this element would project 6m from the rear wall of the dwellinghouse and have a width of 5.49m. this would have the same eaves and overall height but would have a gable roof.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle	Yes – there is a large garden area to the rear more than half of this will be retained.	

that at least half the garden area is retained		
Be set behind the original building, and not projecting beyond the sides		No – the extension extends beyond a part of a side extension which was approved under 93/04252. However, this is considered acceptable as it is the existing situation that a rear extension extends beyond this side element.
Maintain external access to the rear garden		No – however this is the existing situation as access to the rear garden was blocked from the approved 93/04252 extension.
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	Yes, in part – due to being single storey in height and not impacting first floor windows the extension will be in keeping with the scale of the original house. In addition to matching materials of rendered walls with pebble dash and matching roof tiles.	No - a different roof design of a gable roof will not completely be in keeping with the original style. However this will cause less impact to the adjacent neighbour than a roof design such as a flat roof. It also matches that of the rear extension at No.11. Therefore, in this isolated case is considered acceptable.
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Yes – the extension will not cover more than half of the total area around the original house.	
not exceed 4 metres in height	Yes – the height of the extension will be 3.75 meters.	

<p>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</p>		<p>No - the property is semi-detached and the extension will project 6m from the rear wall of the dwelling. However, in this isolated case this is considered acceptable as the majority of the extension will be built on the footprint of the existing garage and will not extend beyond this and the 2.7m extension will be built on the same footprint as the conservatory. Therefore, there will not be a significant amount of additional massing with the removal of the garage.</p>
<p>where they exceed 3m in length the eaves height should generally not exceed 2.5 meters</p>		<p>No – however due to the flat gable roof design limiting impact and only half the extension projecting more than 3m the extra length is considered acceptable.</p>
<p>retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge</p>		<p>No – the extension would be built up to the boundary at both sides. However, this is considered acceptable as this is an extension situation as the conservatory at No.7 and with regards to No.3 the existing rear extension and the garage is already built up to the boundary. Furthermore, No.3 have a large garage along the boundary which will screen the majority of the extension.</p>

Design and Visual Amenity:

The application site refers to 5 Langdale Drive a two storey semi-detached property in Dalton. The property benefits from an integral garage, front driveway and rear garden. It is located in a residential area with properties of a similar age and style. Many of the properties have been extended or amended in some form. The dwelling hosts a two storey side extension and single storey rear extension which was around 1993.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	Limited views from public vantage points as will be located to the rear. The extension is set back from the road and would be constructed from matching materials such that it is concluded to have an acceptable impact upon the street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	Considered to be acceptable on the basis of being single storey and replacing an unsympathetic conservatory addition.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Single storey and the gable design with a limited height of 3.75m means that in terms of height, scale and massing the extension would be subservient to the original house. Furthermore, it should be noted that although it has a relatively large projection of 6m this is	✓

		not out of character with the area as No.11 hosts a 6.5m extension with a gable roof design approved under 2014/91947.	
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	Matching materials considered acceptable.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Lean-to and gable roof design, ok to limit the scale.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	No windows within the side elevations. The replacement extension on the conservatory footprint has bifolding doors to the rear and the larger extension has a large window in the rear elevation and 2 Velux roof lights in either side of the gable roof pitch. Appear acceptable with the chosen design.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	Private domestic extension – no alterations to general access arrangement.	✓

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:

- 3 Langdale Drive – property located to the northeast – Impact to this property will be assessed below.
- 7 Langdale Drive – property located to the southwest – With regards to privacy the single storey extension which will replace the conservatory will see glazing removed from the side elevation facing this property meaning that privacy will increase to this property. Although the overall height of this element will increase from 3.25m to 3.75m this is considered acceptable as this element could likely be constructed under Permitted Development with the limited projection of 2.7m. It is also noted that the 6m element would be located at a separation distance of 3m away (from the boundary). Therefore, this impact on this property is not considered to be significant and is therefore acceptable.
- There are no properties to the front or rear that would be impacted by the proposed development.

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	With regard to No.3 there would be no openings in the elevation facing onto this property therefore privacy would not be affected.	✓
Impact on light and outlook of neighbours and overbearing/overshadowing impact.	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) 	Due to the existing single storey rear extension and the garage along the boundary (which is to be removed in place of the extension) there would not be a significant amount of additional massing along this boundary. Furthermore,	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	No.3 have a large garage along the boundary which will screen the majority of the extension. Therefore, the extension will not have a significant overbearing/overshadowing impact.	
Remaining garden space of application property	<ul style="list-style-type: none"> KDP 7 of the SPD Policy LP24 Design (b) and (c) Chapter 12 of the NPPF 	Acceptable level of remaining garden space.	✓

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: Are the following acceptable?

	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	<ul style="list-style-type: none"> KDP 15 of the SPD Policy LP22 Parking (f) of the KLP Chapter 12 of the NPPF 	N/A	N/A
Parking provision	<ul style="list-style-type: none"> KDP 15 of the SPD Policy LP22 Parking (f) of the KLP Chapter 12 of the NPPF 	The development does not propose any additional bedrooms and parking will remain as existing.	✓

Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	None shown on plan however sufficient space within site boundary.	✓
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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: Are the following acceptable?

	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	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	N/A	N/A
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	Within Bat Alert layer on mapping system. Advisory note to be added to decision notice should bats be found during construction.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 14 of the SPD 	The rear garden and landscaping would be retained to allow for run-	✓

Plan, Key Design 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 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 1,2 and 9 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site location plan	001	-	17/03/2025
Existing and proposed block plan	002	-	17/03/2025
Existing and proposed front and rear elevations	006	-	17/03/2025
Existing and proposed side black elevations	004	-	17/03/2025
Existing and proposed ground floor plan	003	-	17/03/2025
Existing and proposed side black elevations	005	-	17/03/2025
Existing and proposed roof plan	007	-	17/03/2025
Application form	-	-	07/03/2025
Design and access statement	-	-	25/03/2025
Climate change statement	-	-	07/03/2025

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 2025 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated:

7th May 2025