

**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:	2025/62/90633/W
Site Address:	6, Oaklands Crescent, Birchencliffe, Huddersfield, HD2 2FX
Description:	Erection of single storey rear extension
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 13-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90633
Location	6, Oaklands Crescent, Birchencliffe, Huddersfield, HD2 2FX.
Proposal	Erection of single storey rear extension.
Publicity end date	17/04/2025
Number of representations received	None
Kirklees Local Plan Allocation/Designation	The application site is located within a bat alert layer on the Council's GIS mapping system.
Extension to Time (EoT)	No
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	✓	

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

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	<p>2014/93039 – Outline application for residential development – Section 106 Outline Permission.</p> <p>2017/90180 – Erection of 95 dwellings with access from Yew Tree Road and Burn Road – Section 106 Full Permission.</p> <p>2017/93768 - Discharge conditions 4 (management plan), 7 (slight lines), 9 (access provision), 16(lighting design), 18 (temporary drainage) 19 (foul, surface water and land drainage) , 20 (1 in 100 year storm events) and 25 (written scheme of archaeological</p>

		<p>investigation) on previous permission 2017/90180 for erection of 95 dwellings with access from Yew Tree Road and Burn Road – Discharge of Conditions Split Decision.</p> <p>2018/90531 - Discharge of conditions 3, 5, 11 and 21 of previous permission 2017/90180 for erection of 95 dwellings with access from Yew Tree Road and Burn Road – Discharge of Conditions Approved.</p> <p>2020/92964 – Non material amendment to previous permission 2017/90180 for erection of 95 dwellings with access from Yew Tree Road and Burn Road – Approved.</p>
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension.

The proposed rear extension will project 3.79m approx. from the rear elevation of the existing building with a maximum height of 3.56m, eaves height of 3.34m, and a width of 10.2m.

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 that at least half the garden area is retained	The application property will retain at least half of its current garden area.	
Be set behind the original building, and not projecting beyond the sides		The rear extension is projecting beyond the East side elevation of the original building, however, due to the placement of the garage on the application site the extension is not largely visible from the front of the dwelling to a degree which is considered acceptable.
Maintain external access to the rear garden		The current external access to the rear garden will not be retained, however, the submitted plans show access to the rear garden through two parallel doors in the proposed extension. Given the layout of the property and positioning of the boundary walls to prevent impacts on privacy, in this case it can be considered acceptable.
Single storey rear extensions should:		

be in keeping with the scale and style of the original house	The extension is subservient to the original building and is to be constructed using materials that either match, or are sympathetic to, the existing house, therefore the proposal is considered to 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)	At least half of the total area around the original house will remain.	
not exceed 4 metres in height	The maximum height of the extension is 3.56m, not exceeding 4m.	
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	The extension is set to project 3.79m from the rear elevation of the existing building, not exceeding the 4m allocated for detached properties.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		The eaves height exceeds 2.5m where exceeding 3m in length, however, as this is not considered to have detrimental impacts upon neighbouring dwellings it can be considered acceptable.
retain a gap of at least 1 metre from a property	A gap of at least 1m is retained to all	

boundary, such as a wall, fence or hedge	surrounding property boundaries.	
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Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 6, Oaklands Crescent, Birchencliffe, Huddersfield, HD2 2FX, a two-storey detached property faced in stone with a pitched, gable roof, and uPVC windows and doors. The application dwelling lies in a uniform street scene being surrounded by properties of a similar size, scale, character, and appearance as they were mostly erected under the same previous permission 2017/90180. Furthermore, the application dwelling benefits from a hard-standing parking area to the front, as well as garden 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.

	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 	Despite the rear extension being visible from the street scene due to the orientation of the property, it is considered that the proposal uses materials that are sympathetic enough to the local character and street scene to make the extension acceptable in this regard.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD 	The extension is subservient to the original building and is to be faced in materials that either match or are	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	sympathetic to the original house, therefore, it is considered that there will be no significant impacts on the original house.	
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 	The extension is subservient to the original building in terms of height, scale, and massing.	✓
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 	The extension is to be faced in stone effect walls with white uPVC windows and doors to match the existing building.	✓
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 	The extension is proposed to have a GRP flat roof with lantern rather than a pitched roof to match that of the existing building. However, given the subservience of the extension it is considered that the roof will not have a significant enough effect on the local character and street scene to warrant a refusal.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) 	All windows proposed in the extension are considered to be proportionate to those	✓

	<ul style="list-style-type: none"> and (d) of the KLP Chapter 12 of the NPPF 	existing in terms of size and positioning.	
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 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:

- 3, Oaklands Crescent, Birchencliffe, Huddersfield, HD2 2FX – Neighbouring property to the West.
- 4, Oaklands Crescent, Birchencliffe, Huddersfield, HD2 2FX – Neighbouring property to the South.
- 89, Burn Road, Birchencliffe, Huddersfield, HD2 2EG – Neighbouring property to the East.
- 91, Burn Road, Birchencliffe, Huddersfield, HD2 2EG – Neighbouring property to the East.

	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 	As there are no visible side windows in the extension and it is only single storey in scale, it is considered that there will be no significant	✓

		impact on privacy of neighbours.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Given the limited scale of the proposed extension, 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"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As aforementioned, due to the limited scale of the extension and its adequate distance from neighbouring properties it is considered that there will be no significant impact on neighbouring properties with regard to overbearing or overshadowing.	✓
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 	The application property will retain at least 50% of its current garden space which is considered to be an acceptable amount.	✓

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:

	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 	The extension is set adequately back from the nearest highway (Oaklands Crescent) and is therefore considered to have no significant impact on highway safety.	✓
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 number of bedrooms at the property will not increase as a result of the proposal and the hard-standing parking area to the front of the dwelling will not be decreased in size, therefore, the current parking provision at the dwelling is acceptable to remain.	✓
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 	Although nothing specific is detailed within the submitted plans, there will be adequate space on site for waste storage.	✓

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:

	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 	The proposal is not close enough to have any	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	significant impact upon trees.	
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	While the site is within a bat alert layer on the Council's GIS mapping system, the nature of the proposal is not considered to have significant impacts to roosting 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 bats or potential to disturb those protected species are found.	✓
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 • Policy LP24 (d) (vii), LP27 and 	The rear garden and landscaping would be retained to allow for run-off. The site is not located	✓

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

3. The external walling material of the extension hereby approved shall in all respects match that used in the construction of the existing building and thereafter be retained.

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
Location Plan	Rev A	-	18/03/2025
Existing Elevations	1410/25/202	-	18/03/2025
Existing and Proposed Floor Plans	1410/25/204A	-	18/03/2025
Proposed Site Plan	1410/25/201	-	18/03/2025
Proposed Elevations	1410/25/203B	-	18/03/2025
Application Form	-	-	18/03/2025
Climate Change Statement	-	-	18/03/2025

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: 25/04/2025