

**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:	2025/62/90687/W
Site Address:	125, Crosland Road, Oakes, Huddersfield, HD3 3PW
Description:	Erection of front porch extension
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.

John Holmes

AUTHORISED OFFICER

Date: 02-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90687
Location	125, Crosland Road, Oakes, Huddersfield, HD3 3PW
Proposal	Erection of front porch extension
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)	No EoT Date: N/A
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

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 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	2002/91788 – Erection of single storey extension – Conditional Full Permission
Consultations required	No	

Assessment

The application seeks permission for the erection of a front extension.

The front extension will have a 2.6m projection from the front and it will have a width of 2.5m. It would measure 2.45 meters to the eaves and have an overall height of 3.3m. it will have a gable roof design.

The Kirklees SPD sets out that front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

Single storey front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened	Yes - the house and proposed extension will be set well back from the highway as the property hosts a driveway and garden to the front.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area		No – The proposal has a projection of 2.5m and is of a size and scale which would not be small. However, in this case the proposal is considered in the context of the fact it is adjacent to a dwelling (no.27) set with a building line which is forward of the proposal. Therefore, whilst the

		single storey design is subservient in this case the fact the size of the extension could not be described as small is considered to be justified by the fact it is to a dwelling (no.25) which sites adjacent to a property (no.27) which is set at a building line that is forward of the building line of the host property / frontmost part of the proposed development.
The materials and design match the existing features of the original house	Yes – stone and render with roof tiles to match existing.	
The extension would not unreasonably affect the neighbouring properties	Due to the size, scale and siting of the proposal in relation to neighbouring occupiers the proposal would not unreasonably affect the neighbouring properties. See following report for further assessment on impact to neighbours.	

Design and Visual Amenity:

125 Crosland Road is a two storey, semi-detached property located in the area of Oakes, Huddersfield. The dwelling is constructed stone and pebble-dash render and the property benefits from a bay window to the front of the property which is seen on other properties within the streetscene. It hosts a driveway to the front and side and has amenity space to the rear. The property is located on a residential street with the surrounding developments being dwellings of a similar age and style.

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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	Although the extension will face onto the street, with a projection of 2.6 meters it will be constructed from the same materials as the original dwelling. Weight is afforded the siting of the host property and in relation to no.27 which is set forward of the host property. As such the prominence of the proposal is reduced and its impact lessened by this siting. The individual site characteristics in this case lead to the conclusion that whilst of a size and scale which may not be suitable in differing circumstances, in this case refusal on the basis of impact upon the character of the locality / street scene could not be substantiated. Weight is afforded this as a justification for the fact the proposal would not comply with this element of the SPD in terms of being a small addition and the individual site characteristics are afforded weight in this case such that, on balance, the proposal is considered to be acceptable in this regard.	✓

		It is therefore considered that the proposal will not cause material harm to the local character or street scene as the adjacent neighbours to the northwest are set forward of No.125. The front extension will not extend beyond the building line of No.129 & No.127.	
Impact on original house	• 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 constructed from matching materials	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	This is considered to be acceptable having regard to the siting of the proposal to the front and subsequent impact to the locality / street as discussed above.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Materials to match- stone and render for the walls and tiles to match the existing roof. Condition recommended.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Gable roof design – although different to the original dwelling roof design it is considered due to its limited size this will adequately harmonise.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c)	There will be one window located in the northwest elevation however this will look onto the blank wall of a garage at the	✓

	and (d) of the KLP • Chapter 12 of the NPPF	neighbouring property. There will be an opening in the front elevation. The openings are considered to be acceptable in terms of their design.	
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alterations to general access arrangements	✓

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:

123 Crosland Road – attached property to the southeast.

There will be no windows facing in the direction of this property therefore privacy will not be significantly impacted. The extension will be set well within the site boundary and will have a separation distance of 3.5m to the boundary with this property. In any case the existing bay window will provide some level of screening with the extension only projecting 1.74m in light of this. Therefore it is considered there would be no significant overlooking/overbearing impact to this neighbour.

127 Crosland Road – property located to the northwest.

Impact to this property will be discussed below.

	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)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although there will be a window in the elevation facing this property as No.127 is set forward of No.125 this window will face a blank elevation of the neighbours garage therefore there will be no	✓

		significant harm to privacy.	
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	Due to the scale of the extension and the differing building lines of the houses there will be no significant impact on light or outlook of the neighbouring properties.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As the property at No.127 is set on a building line which is forward this means that the proposal will not be significantly overbearing or overshadow this dwelling. It is also set sufficient distance away (2.6m) from the proposed extension and therefore will not cause any material harm.	✓
Remaining garden space of application property	• 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:

	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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	N/A

Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Property hosts a driveway – no additional bedrooms proposed, and most of the existing parking arrangements would be unaffected. As such the proposal is considered in this respect and two parking spaces would be retained.	✓
Provision for waste storage	• 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	✓

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	• 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	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	Not located in a bat area, scale of development is not considered to be significant in this regard.	✓
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51	Small scale domestic development to an existing dwelling. As such, no special measures required in	✓

	Chapter 14 of the NPPF	terms of the planning application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.	
Drainage and Flood Risk	- KDP 14 of the SPD - Policy LP24 (d) (vii), LP27 and LP34 of the KLP	The extension would be on an area of hard surface, no impact.	✓

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
None		N/A

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: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number: 2025/90687

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.

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 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 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 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
Existing plans	UD-588	-	13/03/2025
Proposed plans	UD-588	-	13/03/2025
Application form	-	-	13/03/2025
Climate change statement		-	13/03/2025

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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 22/04/2025

