

**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>2025/62/90736/W</b>   |
| Site Address:         | 5, Station Court, Fenay Bridge, Huddersfield, HD8 0LD                                      |
| Description:          | Erection of first floor extension above existing garage and alterations to integral garage |
| 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: 21-May-2025**

## HOUSEHOLDER DELEGATED REPORT

|   |   |
|---|---|
| <b>Application Number</b>                         | 2025/90736  |
| <b>Location</b>                                   | 5, Station Court, Fenay Bridge, Huddersfield, HD8 0LD.                                      |
| <b>Proposal</b>                                   | Erection of first floor extension above existing garage and alterations to integral garage. |
| <b>Publicity end date</b>                         | 03/05/2025  |
| <b>Number of representations received</b>         | 1   |
| <b>Kirklees Local Plan Allocation/Designation</b> | The application site lies within a bat alert layer.   |
| <b>Extension to Time (EoT)</b>                    | N/A   |
| <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

|  | <b>YES / NO</b> | <b>SUMMARY</b>   |
|--|-----------------|--|
| Negotiations/Amendments during course of application | Yes             | New plans were submitted showing minimal alterations to the roof, with the applicant stating that the initially proposed drawings were incorrect. The amended drawings did not significantly change the plans and are still considered to be acceptable.                             |
| Parish/Town Council comments sought                  | Yes             | Kirkburton Parish Council offered no comment on the application.   |
| Planning History                                     | Yes             | 96/90304 – Outline application for the erection of 5 detached dwellings – Conditional Outline Permission.<br><br>99/92360 – Erection of 5 detached dwellings and integral garages – Section 106 Full Permission.<br><br>2006/93111 – Erection of porch – Conditional Full Permission |
| Consultations required                               | No              |  |

### **Assessment**

The application seeks permission for the erection of first floor extension above existing garage and alterations to integral garage to convert one half of the double garage to habitable accommodation.

The proposed first floor extension would have a maximum height of 2.14m, with a width of 3m and a depth of 6.06m. The proposal will not increase the maximum height, eaves height, width, or depth of the original property.

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraphs 5.16 and 5.20 on pages 28 and 29 (and listed below) and if they do not, they need to be justified. In addition, the proposal site lies within a corner plot and therefore paragraph 5.23 of the SPD is also of relevance:

| <b>Side extensions should:</b>   | <b><u>Yes - COMPLY</u></b>  | <b><u>No - JUSTIFY</u></b> |
|--|---|----------------------------|
| Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties                    | The application property is set a significant distance away from neighbouring dwellings; therefore, reasonable levels of natural light will be allowed into the habitable rooms in neighbouring properties. |                            |
| Positioning windows to minimise or avoid any potential overlook into neighbouring gardens                      | There are no side windows proposed in the extension and only one rear window which will be obscured by condition as it is to service an ensuite, therefore, there will be no overlooking facilitated.       |                            |
| <b>Two storey side extensions should:</b>  |   |                            |
| Not take up all or most of the space to the side of a house  | The current gap to the side boundary will remain as the extension does not increase the footprint of the dwelling.  |                            |
| maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property | A gap of at least 1m is maintained to the side boundary.  |                            |

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| <p>be set back at least 500mm from the front wall of the house</p> |  | <p>The extension will lie flush with the front of the dwelling, however, as it is a first-floor extension and will reflect the projection existing on the other side of the existing property this is considered to be more appropriate from a visual amenity standpoint and is considered acceptable. The extension will be set down from the main ridge line, providing a form of visual gap.</p> |

**Design and Visual Amenity:**

*Summary of local street scene/character:*

The application site refers to 5, Station Court, Fenay Bridge, Huddersfield, HD8 0LD, a two-storey detached property faced in stone walls, with a concrete tiled pitched roof, and PVC windows and doors. The application property lies within a relatively uniform street scene, being surrounded by properties of a similar size, scale, age, character, and appearance. The application dwelling also benefits from a hard-standing parking area to the front of the house as well as a garden area 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.

|   | <p><b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b></p> | <p><b>Further comments</b></p>  | <p>✓ /<br/>X /<br/>N/A</p> |
|---|--|---|----------------------------|
| <p>Impact on the Local character and street scene</p> | <ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> </ul>  | <p>As the extension is subservient to the original building and is to be constructed using materials to match the</p> | <p>✓</p>                   |

|                                |  |   |   |
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|                                | <ul style="list-style-type: none"> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul>   | 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>             | Due to the subservience of the extension and the use of materials to match the existing house, 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> <li>• Chapter 12 of the NPPF</li> </ul> | 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"> <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 proposal is to be faced in stone to match the original dwelling, while also using PVC windows to match existing.  | ✓ |
| 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> | The roof is to be concrete tiled to match that of the existing building.  | ✓ |
| Window proportions             | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> </ul>   | All windows proposed in the extension are proportionate to those in   | ✓ |

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|                             | <ul style="list-style-type: none"> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>      | the existing building 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:

- 1, Station Court, Fenay Bridge, Huddersfield, HD8 0LD – Neighbouring property to the West.
- 2, Station Court, Fenay Bridge, Huddersfield, HD8 0LD – Neighbouring property to the South West.
- 3, Station Court, Fenay Bridge, Huddersfield, HD8 0LD – Neighbouring property to the South West.
- 4, Station Court, Fenay Bridge, Huddersfield, HD8 0LD – Neighbouring property to the South.

|  | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>               | <b>Further comments</b>  | <b>✓ /<br/>X /<br/>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> </ul> | The front windows, due to the distance and angle in relation to the neighbouring property, will not create any overlooking issues. The | ✓                          |

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|  | <ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>   | <p>window proposed to the rear will facilitate an ensuite, and thus will be obscured by condition, it is considered that there will be no significant impact on privacy of neighbours.</p>  |   |
| 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>   | <p>Due to the limited scale of the extension and the footprint of the application property not increasing, it is considered that there will be no significant impact on light and outlook of neighbours.</p>  | ✓ |
| 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> <li>Chapter 12 of the NPPF</li> </ul>      | <p>As aforementioned, due to the footprint of the application property not increasing and the extension being limited in scale, it is considered that there will be no significant impact on neighbouring properties with regard to overbearing or overshadowing.</p> | ✓ |
| 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> | <p>The dwelling will retain all of its current garden space which is considered acceptable.</p>   | ✓ |

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>✓ /<br/>X /<br/>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 proposal is well set back from the nearest highway it is considered that there will be no significant impact upon highways 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 number of bedrooms will not increase at the property as a result of the extension, and the hard-standing parking area to the front of the dwelling will not be reduced in size, therefore, the current parking provision at the dwelling is acceptable to remain. | ✓                          |
| Provision for waste storage | <ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>        | 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:**

|  | <b>Relevant key design principle (KDP) of the SPD, Policy in</b> | <b>Further comments</b> | <b>✓ /<br/>X /<br/>N/A</b> |
|--|--|-------------------------|----------------------------|
|  |  |                         |                            |

|  | <b>the Kirklees Local Plan and the NPPF</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 on 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 a bat alert layer, 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"> <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.  | ✓ |



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 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 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:-

| <b>Plan Type</b>             | <b>Reference</b>          | <b>Version</b> | <b>Date Received</b> |
|------------------------------|---------------------------|----------------|----------------------|
| Location Plan                | -                         | -              | 27/03/2025           |
| Grouped Plans and Elevations | 5 Station Court draft v.3 | -              | 28/04/2025           |
| Application Forms            | -                         | -              | 25/03/2025           |
| Climate Change Statement     | -                         | -              | 27/03/2025           |

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:**

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|------------|
| 12/05/2025 |
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