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:	**2025/62/90748/W**
Site Address:	7, Springdale Avenue, Thornton Lodge, Huddersfield, HD1 3NJ
Description:	Erection of single storey side extension
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: 13-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90748
Location	7, Springdale Avenue, Thronton Lodge, Huddersfield, HD1 3NJ.
Proposal	Erection of single storey side extension.
Publicity end date	25/04/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located within a bat alert layer.
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	No	
Consultations required	No	

Assessment

The application seeks planning permission for a single storey side extension.

The proposed side extension will project 4.2m from the side elevation of the existing building, with a maximum height of 5.14m, eaves height of 3m, and a depth of 9.69m.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16 and 5.17 on page 28 (and listed below) and if they do not, they need to be justified. The property is also set within a corner plot and therefore paragraph 5.34 on page 30 is also of relevance:

Side extensions	**Yes - COMPLY**	**No - JUSTIFY**

Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	The proposed extension is located to the North West of the building where there is no neighbouring property, therefore reasonable levels of natural light will be ensured to habitable rooms of neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	As there is no neighbouring property located next to the proposed extension and there is natural screening surrounding the proposal, there will be no potential overlooking into neighbouring gardens.	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The extension will not extend more than two thirds of the width of the original house.	
not exceed a height of 4 metres		The maximum height of the extension is 5.14m, exceeding 4m, however, as the proposal is located away from neighbouring dwellings it is considered that there will be no significant impacts on surrounding properties and the extension is

		acceptable in this regard.
be set back at least 500mm from the original building line to allow for a visual break	The extension is set back 1.08m from the front elevation of the original building.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 7, Springdale Avenue, Thornton Lodge, Huddersfield, HD1 3NJ, a two-storey end terrace property faced in natural stone with a pitched, gable concrete tiled roof and painted timber windows and doors. The application property is located in a relatively uniform street scene, being surrounded by dwellings of a similar size, scale, appearance, character, and age. Finally, the application dwelling benefits from small areas of amenity space to the front, side, and rear of the house.

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	As the extension will be faced in materials to match the existing building and is subservient to the original dwelling it is considered that there will be no significant impact on the local character and street scene.	✓
Impact on original house	• KDP2 of the SPD	Due to the subservience of the proposal and the fact it will be constructed	✓

	• Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	using materials to match those of the existing building, it is considered that there will be no significant impact on the original house.	
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	The extension is subservient to the original building in terms of height, scale, and massing.	✓
Facing materials and detailing	• 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 natural stone, with uPVC windows and doors which will all match those of the existing building post-development.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The proposed roof is to be concrete tiled to match the existing property.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	All windows proposed in the extension are proportionate to those in the existing building in terms of size and positioning.	✓

Accessibility for all users	• KDP 17of 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:

- 6, Springdale Avenue, Thornton Lodge, Huddersfield, HD1 3NJ – Opposing neighbour.
- 8, Springdale Avenue, Thornton Lodge, Huddersfield, HD1 3NJ – Opposing neighbour.
- Pakistan Association, 2, Hall Avenue, Thornton Lodge, Huddersfield, HD1 3NL – Neighbouring property to the rear.

	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	Given the high levels of natural screening surrounding the proposal and the adequate distance between the application property and any potentially affected properties, it is considered that there will be no significant impact on privacy of neighbours.	✓
Impact on light and outlook of neighbours (to	• KDP 4, 5, 6 of the SPD	Due to the limited scale of the proposal and distance between the extension and any	✓

sides, rear and front)	• Policy LP24 Design (b) • Chapter 12 of the NPPF	potentially affected properties, it is considered that there will be no significant impact on light and outlook of neighbours.	
Impact on overbearing or overshadowing	• 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 distance between the proposal and neighbouring dwellings potentially affected, 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	• 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	• KDP 15 of the SPD	The extension is set far enough back from the nearest highway (Springdale Avenue) to	✓

	• Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	have no significant impact on highway safety.	
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The number of bedrooms at the dwelling will not increase as a result of the proposal and there will be no interference with the current parking arrangements at the dwelling, therefore, the current parking provision is acceptable to remain.	✓
Provision for waste storage	• 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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees	The proposal is not close enough to have any significant impact upon trees.	✓

	• Chapter 12 of the NPPF		
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	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	• 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	• KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP	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**
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: 2025/90748
Officer Recommendation: Conditional Full Permission

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 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:-

Plan Type	Reference	Version	Date Received
Location Plan	2554-D-20-001 Location Plan	-	19/03/2025
Grouped Plans and Elevations	2554-D-20-002 Existing Ground Floor and Site Plans	-	19/03/2025
Grouped Plans and Elevations	2554-D-20-003 Proposed Ground Floor and Site Plans	-	19/03/2025
Grouped Plans and Elevations	2554-D-20-004 Existing and Proposed Elevations	Rev A	22/04/2025
Application Forms	-	-	19/03/2025
Climate Change Statement	2554	-	19/03/2025

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. The case officer sought it necessary to request that the initially proposed uPVC windows in the proposed side extension were replaced with timber windows to match those of the existing building, however, following correspondence with the agent it was concluded that the intention was to replace the timber windows in the existing building with uPVC windows also. Amended plans (2554-D-20-004 Existing and Proposed Elevations) were submitted to show this.

Report Dated: 29/04/2025