

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:	2025/62/90809/E
Site Address:	Grange Nurseries, North View Road, East Bierley, BD4 6NS
Description:	Demolition of existing extensions and porch, erection of extensions and sun lounge to rear with associated works
Recommending Officer:	Nicole Helliwell

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: 28-Oct-2025

Officer Report

Reference No. 2025/62/90809/E

Site Address: Grange Nurseries, North View Road, East Bierley, BD4 6NS

Proposal: Demolition of existing extensions and porch, erection of extensions and sun lounge to rear with associated works

Site Description

The application relates to Grange Nurseries, a single-storey detached property situated in East Bierley. The dwelling is constructed in render and incorporates a dual-pitched roof finished in Yorkshire stone. The neighbouring properties are of residential use and comprise predominately stone built dwellings of varying architectural styles. The site is not within a conservation area, nor are there any listed buildings nearby. However, public right of way SPE/8/60 is located adjacent to the south-eastern boundary of the application site.

Description of Proposal

The application seeks planning permission for the erection of extensions and a sun lounge to the rear with associated works. The existing extensions and porch will be demolished to allow for the proposed works. Permission is not required for the internal alterations to the property and therefore, the only matters for consideration are the proposed exterior alterations. The proposed works have been summarised below:

- Single storey rear extensions (projection approx. 3.5m, maximum height approx. 5.45m, and eaves height approx. 4m)
- Sun lounge (projection approx. 3.5m, maximum height approx. 3.6m, and eaves height approx. 3.57m)
- Alterations to fenestration within the north and west facing elevations of the dwelling
- Erection of an access ramp (length approx. 22.8m and maximum height approx. 1.6m)
- Installation of hardstanding for off street parking

History of Negotiations/Amendments Received

Amendments were sought during the course of the application following comments from KC Highways Development Management. Whilst the revised information received was not considered adequate to assess the highway impacts of the proposal, pre-commencement conditions have been added to the decision notice requiring this information in the interest of highway safety.

Relevant Planning History

- **2024/91927:** Erection of extensions and front and rear dormers, alterations to dwelling and formation of private access road. [Planning application details | Kirklees Council](#) – Refused

Representations

The application was publicised by site notice, which expired on 21st May 2025. As a result of the above publicity, no representations have been received.

The application was re-publicised by site notice following the submission of revised plans and an amendment to the description, which expired on 11th August 2025. As a result of the above publicity, no representations have been received.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

KC Highways Development Management – The proposal cannot be supported by Highways DM without the requested information.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **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 52** - Protection and Improvement of Environmental Quality

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of

the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

In this case, the following SPDs are applicable:

- House Extensions and Alterations SPD (adopted 29th June 2021)
- Highways Design Guide SPD (adopted 4th November 2019)
- Biodiversity Net Gain Technical Advice Note (adopted 29th June 2021)

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 4** - Decision-Making
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment

Assessment

1. Principle of development

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

1. Impact on Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (SPD) does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design

Principle 2 of the SPD goes on to state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.

Single Storey Rear Extensions

The proposed single storey extensions would project approximately 3.5m from the rear elevation of the original dwellinghouse. The enlargements would be constructed from render for the external walls and would incorporate hipped roof forms finished in blue slate. The proposed extensions would have an acceptable scale relative to the original build. Although the enlargements would have an overall height of approximately 5.45m, they would be set down from the existing ridge line and would have some form of subservience to the original build. Additionally, with regard to their scale, it is considered that the property and its curtilage would support the extensions without them appearing incongruous or amounting to overdevelopment. On this basis, it is considered that the proposal would not have any significant visual impact on the character and appearance of the host property and wider street scene.

Sun Lounge

The sun lounge proposed would be single storey in height and would project approximately 3.5m from the rear elevation of the original dwellinghouse. The enlargement would be faced in render and would incorporate a flat roof form with a roof lantern. The enlargement would be a proportionate addition and would appear subservient in relation to the host dwelling. Furthermore, the enlargement would be sited to the rear of the property with limited visibility from public vantage points. On this basis, the proposed development would respect the visual amenity of the host property and wider street scene and would be acceptable.

Alterations to Fenestration

The submitted plans confirm that alterations would be made to the fenestration and openings within the north and west facing elevations of the dwelling. Given that the fenestration proposed would be of an appropriate design and scale, it is considered to respect the appearance and character of the host property and surrounding area.

Access Ramp

The ramp proposed would provide access from the application site to North View Road. The ramp would measure approximately 22.8m in length and would have an overall height of approx. 1.6m. Given the topography of the site and the existing boundary treatment which abuts North View Road, the ramp would have limited visibility from public vantage points and as such, would be considered acceptable with regard to visual amenity.

Summary

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

2. Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

Impact on 1 Moorbank

1 Moorbank is a two-storey terrace property located to the north-east and occupies a position on higher ground relative to the application site. The proposed single-storey rear extensions would occupy a position approximately 4m from the common boundary shared with no.1. Whilst the enlargements would extend beyond the rear elevation of the neighbouring property, it is taken into considered that they would be single storey in height, sited on lower ground and angled away from the no.1, such that they would not directly harm the neighbour's residential amenity.

Impact on 31 and 33 North View Road

31 and 33 North View Road are residential properties located to the north on higher ground relative to the application site. It is noted that a separation distance of approximately 26m would be retained between the host dwelling and no.31 and a distance of approx. 29.5m would be retained between the host dwelling and no.33. Given the difference in topography and that the separation distances retained would be substantial, it is considered that the proposal would not cause any undue harm to the neighbouring occupants with regard to overbearing, overshadowing or overlooking.

Impact on 940 and 942 Bradford Road

940 and 942 Bradford Road are residential properties located south-west of the application site. The submitted plans demonstrate that a distance of approx. 35m would be retained to no.942 and approx. 31.8m would be retained to no.940. Given that the separation distances retained would be sufficient, it is considered that the proposal would not cause any undue harm to the

neighbouring occupants with regard to overbearing, overshadowing or overlooking.

Summary

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

3. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The application seeks to erect an access ramp and hardstanding to provide off road parking within the site. As such, KC Highways Development Management were formally consulted on the proposed scheme.

Internal Layout

The proposal provides ample parking for the proposed dwelling, together with a turning area for vehicles to enter and leave the site in forward gear. The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

Site Access

The width of the proposed access is shown as being approximately 4m wide which is acceptable. Any proposed gates should only open into the site and not obstruct the highway. The proposed access will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). The applicant would be required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Manual for Streets also states that for a 30mph speed limit sight lines of 2.4m x 43m should be achievable and demonstrated on a suitable plan. Any shortfall

of this requirements should be in accordance with 85%ile wet weather speed readings (if below 30 mph). A condition has been added requiring sightlines to be provided prior to development commencing on site. There is an existing bus stop and shelter on North View Road that may need relocating if it obstructs visibility.

Ramp

The ramp into the lower internal area appears to be too steep and short to allow for vehicle access to the internal area. The ramp should ideally be at a gradient of no more than 1 in 10. As such, KC Highways have confirmed that details should be provided showing the levels and gradient of the ramp prior to commencement to ensure the new access and ramp does not compromise the stability of the adjacent retaining wall of the adopted highway.

On this basis, subject to the recommended conditions, it is considered that the proposal would not cause detrimental harm to the safe and efficient operation of the highway network, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, guidance within the Council's Highways Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

4. Other Matters

Carbon Budget

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

There are no other matters relevant to the determination of this application.

5. Representations

No representations were received following the statutory publicity.

6. Conclusion

This application for demolition of existing extensions and porch, erection of extensions and sun lounge to rear with associated works at Grange Nurseries has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered to be acceptable.

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: Approve

Decision Authorisation - Delegated Powers

Application Number: 2025/90809

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 ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30 and LP52 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. Notwithstanding the submitted plans and details, the single storey rear extensions hereby approved shall be constructed in a natural coloured render for the external walls and blue slate for the roof. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapters 12 and 16 of the National Planning Policy Framework.

4. Notwithstanding the submitted plans and details, the sun lounge hereby approved shall be constructed in natural coloured render for the external walls. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapters 12 and 16 of the National Planning Policy Framework.

5. No development shall take place until details of the siting, design, structural calculations and material to be used in the construction of retaining walls/structures near or abutting highway have been approved in writing by the Highways Structures team. Thereafter the development shall not be brought into use until the approved works have been constructed. The said works shall be maintained throughout the lifetime of the development.

Reason: This pre-commencement condition is necessary to ensure that any new retaining structures do not compromise the stability of the highway in accordance with Policy LP21 of the Kirklees Local Plan.

6. Before development commences, sightlines of 2.4m x 43m along North View Road shall be shown on a plan and presented to the local planning authority for written approval. The development shall not be brought into use until the approved scheme has been implemented and thereafter retained throughout the lifetime of the development.

Reason: This pre-commencement condition is necessary to ensure adequate visibility in the interest of highway safety in accordance with the aims of Policies LP24 and LP21 of the Kirklees Local Plan.

NOTE: The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgarden

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: Public footpath SPE/8/60 is located adjacent to the development site and must not be interfered with or obstructed, prior to, during or after

development works. The Council's Public Rights of Way unit may be contacted by telephone on 01484 221000. Public Rights of Way is based at PO Box 1720, Huddersfield HD1 9EL and the email address is publicrightsofway@kirklees.gov.uk.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
As Existing Ground Floor Plan and Elevations Front, Side and Rear	O'BRIEN 01	-	10/04/2025
Proposed Bungalow Ground Floor and Roof Layout (excluding front porch shown on proposed site plan)	O'BRIEN 03	-	10/04/2025
Proposed North, West and South Elevations (excluding front porch shown on proposed site plan)	O'BRIEN 04	-	10/04/2025
Proposed West to East Section Through Elevations	O'BRIEN 05	-	10/04/2025
Proposed Site Plan with Entrance Sloping Drive Down to Hardstanding and Parking Bays with a charging Point	O' BRIEN 07	A	12/08/2025
Climate Change Statement	-	-	10/04/2025

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 Planning 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. Amendments were sought during the course of the application following comments from KC Highways

Development Management. Whilst the revised information received was not considered adequate to assess the highway impacts of the proposal, pre-commencement conditions have been added to the decision notice requiring this information in the interest of highway safety. The pre-commencement conditions have been agreed by the applicant's agent.

Report Dated: 24/10/2025