

**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>2025/62/90813/W</b>
Site Address:	57, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Description:	Erection of extensions
Recommending Officer:	Joanna Rednall

**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:** 31<sup>st</sup> July 2025

## **The Site**

The application site comprises a two-storey detached dwelling located in Bradley, Huddersfield. The property is constructed in brick and features a pitched roof finished with concrete tiles. To the front, it benefits from an integral double garage, a driveway, and a small lawned garden. A larger lawned garden is situated to the rear.

The application site is located within a wider residential area whereby surrounding development is similar in terms of design and architectural features.

## **The Proposal**

The applicant is seeking planning permission for erection of extensions. The proposal is to erect a first floor extension to the side, a two-storey extension to the rear, a basement conversion and a rear dormer.

### *First floor side extension*

The first floor extension projects approximately 2.5m from the side elevation of the host dwelling and extends 8.6m along the side elevation. The eave height of the extension would reach around 5.4m in height with the ridge lying flush with the host at a height of around 8.3m. The extension is finished in brick slips.

With regard to fenestration, new openings in the form of windows are proposed to the front (north-east facing) and side (north west facing) elevations. Internally, the extension serves two bedrooms, a lobby, ensuite and lift.

The front elevation of the first-floor extension features a small rooflight and a gable-end window. On the side elevation, there is a modest flat-roofed bay window projecting 0.8 metres from the wall, with a depth of 1.8 metres. Internally, this feature serves an en-suite.

Within the rear roof slope of this extension is a dormer measuring approximately 1.8m in width and 1.2m in height to the ridge of the lean-to roof.

### *Part single storey and part two-storey rear extension*

The ground floor projects 3m from the rear elevation of the host and spans the full width of the rear elevation. The maximum projection of the rear gable projection at first-floor level is around 4.4m.

The extension is two storeys in height to the north-west facing elevation, features a roof terrace in the centre, with a small gable around ~5.4m in height to the south-east facing elevation. The rear extensions are finished in an oak cladding.

The ground floor and basement extension are finished in brick to match the host, the first floors are finished in composite timber cladding with the gable features clad in sage green smooth timber cladding.

### **History of Negotiations**

Officers raised concerns with the applicant regarding the proposed materials, the design of the front gable feature and front dormer with regard to visual amenity and compliance with the Council's Extensions SPD. Multiple revised plans were submitted, with final amended plans submitted 7<sup>th</sup> July 2025. These were considered to address the concerns initially raised and therefore the application was progressed to determination on the basis of these plans.

### **Planning History**

There is no planning history for the site which is considered relevant to the current proposal.

### **Publicity & Representations**

The application was publicised in accordance with the Kirklees Development Management Charter which encompasses the legal requirement for publicity of applications. As such, this application has been publicised via a site notice.

Final publicity date expired: 7<sup>th</sup> June 2025

No representations were received as a result of publicity.

### **Consultations**

No statutory consultations were requested for this application.

### **Allocation & Policies**

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).

Local guidance and policy are provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

#### Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design

#### National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12<sup>th</sup> 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. Considered to be of relevance to the consideration of this application are policies within the following chapters:

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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

#### Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

#### Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

## **Assessment**

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon visual amenity
3. Impact upon residential amenity
4. Impact upon highway safety
5. Other matters
6. Representations
7. Conclusion

### **1 – Principle of development:**

The site is unallocated on the Kirklees Local Plan. Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that:

*The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

### **2 – Impact upon visual amenity**

Policy LP24 (Design) of the Council’s adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping

with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

### First floor side extension

Section 5.22 of the Council's House Extension's and Alterations SPD sets out the following guidance:

*Two-storey and first floor side extensions should:*

- *ideally be visually smaller in relation to the original house;*
- *be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house;*
- *have a roof design that follows the form of the existing roof; and*
- *retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens.*

In this case, the side extension would have a relatively large projection of approximately 8.6 metres, as it would be positioned above both the existing built form and the proposed single-storey rear extension. Nevertheless, it would remain visually subordinate to the host dwelling. When viewed from wider vantage points along Redwood Drive, the extension would align with the existing first-floor elevation and would not be set back. However, the existing ground-floor garage projects forward of the proposed extension, providing a degree of visual separation and helping to break up the additional built form.

The roof form would follow the existing roof form, but would not be set down from the original ridge height, departing from the guidance set out in the SPD. Despite this, the proposal retains a gap of over 1.5 metres to the side boundary, which helps mitigate any potential terracing effect within this group of properties. Furthermore, the staggered topography of the street assists in maintaining a sense of openness between dwellings and reduces the visual impact of the extension and lack of set down in this case.

With regard to design and materials, officers initially raised concerns regarding the proposed cladding and the large gable window on the front elevation, due to potential impacts on visual amenity and the character of the street scene. In response, the applicant has revised the scheme to include brick slips on the front and side (north-west) elevations. This amendment is considered to be more in keeping with the character of the original dwelling and more sympathetic to the surrounding material palette and would be secured by condition. Additionally, the front gable window has been reduced in size to align more closely with the proportions of the existing first-floor window. This revision ensures the design remains consistent with the scale and detailing of the existing building and is considered to comply with KDP 2 of the SPD.

A small dormer is proposed within the rear roof slope of the first-floor extension, designed with a lean-to roof to accommodate an internal lift. Although it is not set down from the ridge, the dormer remains modest in scale and retains a significant proportion of the original roof, which remains clearly legible around the addition. The original proposal included a dormer on the front roof slope of the extension; however, officers raised concerns as dormers are not characteristic of this immediate group of buildings. It was considered that such a feature would appear incongruous and disrupt the otherwise uninterrupted roofscape surrounding No. 57. In response, the applicant replaced the front dormer with a small rooflight and relocated the dormer to the rear. This revision is considered an appropriate design response, in accordance with SPD guidance, and would be less visually prominent from public viewpoints.

Having taken into account the above, it is considered that this element of the development would accord with the aforementioned policies.

#### Part single storey and part two-storey rear extension

Section 5.1 of the Council's SPD relates to rear extensions and provides the following guidance:

*Rear extensions should maintain the quality of the residential environment and relate well to the neighbouring buildings. Rear extensions should generally not be visible from the street and should retain a reasonable living environment for the property being extended. This should include consideration of the following:*

- *Preserving a back garden of a reasonable size, with a general principle that at least half the garden area is retained;*

- *Being set behind the original building, and not projecting beyond the sides; and*
- *Maintaining external access to the rear garden.*

The proposed extensions would extend a maximum of 3m at single storey level and 4.5m at first-floor level, retaining a gap of approx 1.5m to the north-west boundary and 1m to the south-east boundary. Although the extension would not retain the recommended 1.5m to the side boundary for both, it is considered that due to the open nature of the site, the extensions would not appear cramped in the plot as a result of the shortfall in the recommended separation distance.

The proposed rear gables are set significantly below the ridge of the original roof, ensuring that the rear extensions, although exceeding the size parameters suggested in the SPD, do not visually dominate the host dwelling, therefore extensions would be clearly perceived as subordinate and proportionate additions. The rear alterations would be largely obscured from public vantage points and, as such, are not considered to have any significant impact on the local character or the street scene. In this context, the departure from SPD guidance is not considered to result in a form that is disproportionate or unsympathetic to the character of the original house. Given these reasons, it is considered unreasonable to request further amendments to reduce the scale of the development to the rear.

With regard to materials, the submitted plans indicate that the rear extensions would be finished in oak cladding, with the gable elements clad in a sage green smooth timber cladding. Although these materials represent a departure from those used on the host property and the immediate group of buildings, where brick is the predominant material, the proposed cladding would be confined to the rear elevation and the side elevation of the rear extensions. These elevations occupy a discreet and relatively enclosed position, with minimal visibility from the wider public realm or key vantage points within the street scene. As such, while the materials would not replicate the traditional brickwork found locally, the variation is limited in scope and location and would not be prominently visible from the public domain. Consequently, it is considered that the use of alternative materials in this context would not result in any significant harm to the character or appearance of the street scene.

Finally, the proposal includes the introduction of a basement room to the rear of the dwelling, which would require excavation works to facilitate external access via a stepped lightwell and the formation of a sunken patio area. The basement would include rear-facing glazing in the form of bi-folding doors and direct access to the lowered outdoor space. The basement accommodation

would be entirely contained within the footprint of the proposed rear extension and would not project beyond the established building line. Due to its subterranean nature and discreet positioning to the rear of the property, the basement and associated works would not be visible from any public vantage points and would not be visible from the wider street scene. As such, the proposal is not considered to give rise to any adverse impact on visual amenity.

Subject to condition ensure the materials are as set out in the submitted plans, it is considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

### **3 – Impact on residential amenity:**

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council’s adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal’s impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”*.
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”*.
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

The properties potentially affected by the proposed development are those which directly neighbour the site, these being:

### 59, Redwood Drive

Neighbouring dwelling to the north west. This property is also two-storeys in height and benefits from a single storey rear extension.

With regard to privacy, the submitted elevations indicate one ground floor window, two first-floor windows, and one second-floor window proposed on the northwest-facing elevation. The ground floor window would be screened by existing boundary treatment and would face the side elevation of No. 59's rear extension, and as such, is not considered to result in any harmful overlooking. The first-floor windows would serve a lobby and an en-suite bathroom, and given their use, are not considered to raise concerns relating to overlooking or loss of privacy. The proposal is therefore considered acceptable in this respect.

In terms of overshadowing and loss of light, the development is not expected to result in any significant impacts. It would be positioned approximately 2 metres from the shared boundary with No. 59 and would comply with the 45-degree guideline in relation to the neighbouring property's ground and first-floor windows.

The proposed development would introduce additional bulk and massing closer to the shared boundary with No. 59. However, any potential impact is mitigated by the presence of No. 59's existing rear extension and the separation distance between the proposed extensions and the boundary. The majority of the bulk would be positioned alongside No. 59, specifically adjacent to the existing side pathway. Given the nature and use of this area, the proposed massing is not considered to result in any detrimental impact on the amenity of the occupiers of No. 59.

### 55, Redwood Drive

Neighbouring dwelling to the south west. This property has not been extended to the rear.

The proposed development would introduce additional bulk and massing in relatively close proximity to the shared boundary with the neighbouring property. However, the impact is considered to be mitigated by the spatial relationship between the properties and the height of the rear extension, which would stand at approximately 5.4 metres above the ground level of No. 55. This scale ensures that the extension remains proportionate in its context and helps reduce any overbearing effect on adjacent occupiers.

In terms of overshadowing, the submitted Design and Access Statement provides an assessment demonstrating that the 45-degree guideline would be met when measured from the closest rear-facing window of No. 55, taken from the corner of the proposed extension. This is supported by annotated plans included within the submission, which illustrate the development's compliance with the 45-degree rule. On this basis, it can be concluded that the proposed development would not give rise to a materially harmful loss of natural light to the rear-facing rooms of the neighbouring dwelling.

With respect to potential overlooking, the applicant's Design and Access Statement explains that the south-east facing gable feature has been specifically designed to screen views from the proposed raised terrace, thereby preventing direct lines of sight into the adjacent property. The submitted plans are considered to demonstrate adequate screening would be in place to the balcony features. While rooflights are proposed within the roof slope, these would serve a storage area or void space and are not associated with any habitable rooms. As such, they are not considered to raise any significant concerns regarding overlooking or a loss of privacy. Given these factors, it is considered that the proposal would have an acceptable impact on the privacy and amenity of neighbouring occupiers.

There are no other properties to the rear which could be impacted as a result of the development.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

#### **4 – Impact on highway safety:**

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling would remain as existing. With this being the case, proposed parking arrangements are considered to be acceptable. The plans indicate the use of a parking space to the front of the property. This area is already hard surfaced and there is no impediment to its use.

The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

## **5 – Other matters:**

### *Ecology*

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are not considered to undertake significant works to the roof. In addition the age of the property is such that the roof space is a well sealed roof and unlikely to host roosting bats. It is therefore considered unlikely that the proposals would have an impact on the bat population. An informative would be provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

### *Climate Change*

On 12<sup>th</sup> November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining

planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

## **6 – Representations:**

None received

## **7 – 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**

**APPROVE**

**Decision Authorisation - Delegated Powers**

**Application Number: 2025/90813**

**Officer Recommendation: Approve**

## **Conditions**

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 (as amended).

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 materials of construction of the development shall be in accordance with those set out in submitted drawing 003 rev C and the submitted application form. The front and side walls (north-east and north-west elevations) of the development hereby approved shall be finished in brick slips which have an appearance to match the brickwork used in the construction of the existing building in the locations annotated 'brick slips' upon submitted drawing 003 rev C.  
**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.

**NOTE:** Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	001	-	25/03/2025
Existing Floor Plans & Location/Site Plans	007	-	28/04/2025
Existing Elevations	008	-	28/04/2025
Floor Plans	002	C	07/07/2025
Elevations	003	C	07/07/2025
Sections	004	C	07/07/2025
Design & Access Statement dated 23 <sup>rd</sup> March 2025	-	-	28/04/2025
Application form	-	-	25/03/2025
Climate Change	-	-	10/04/2025

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Statement			

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.

Officers raised concerns with the applicant regarding the proposed materials, the design of the front gable feature and front dormer with regard to visual amenity and compliance with the Council's Extensions SPD. Multiple revised plans were submitted, with final amended plans submitted 7<sup>th</sup> July 2025. These were considered more supportable by officers, therefore the application was progressed to determination on the basis of these plans.

**Report Dated:**

29/07/2025

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