

**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:	2025/62/90827/E
Site Address:	120, Oxford Road, Gomersal, Cleckheaton, BD19 4HD
Description:	Erection of single storey rear extension, two storey side extension and first floor front extension with associated external alterations
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: 06-Jun-2025

Officer Report

Reference No. 2025/62/90827/E

Site Address: 120, Oxford Road, Gomersal, Cleckheaton, BD19 4HD

Proposal: Erection of single storey rear extension, two storey side extension and first floor front extension with associated external alterations.

Site Description

The application relates to 120 Oxford Road, a two-storey detached property situated in Gomersal, Cleckheaton. The dwelling is constructed in red brick at ground floor level with render at first floor level and incorporates a dual-pitched roof finished in slate. The neighbouring properties are of residential use and comprise predominantly two storey dwellings of varying materials and architectural styles. The site is not within a conservation area, nor are there any Public Rights of Way (PROW) within close proximity to the site.

Description of Proposal

The proposal is for the erection of a single storey rear extension, two storey side extension and first floor front extension with associated external alterations. The details of the proposal have been summarised below:

- Single storey rear extension (projection approx. 4m, maximum height approx. 3.3m and an eaves height of approx. 3m)
- Two storey side extension (projection approx. 4.2m, maximum height approx. 6.9m and an eaves height of approx. 5.4m)
- First floor front extension (projection approx. 2.3m and maximum height approx. 6.9m)
- Application of render to the front and rear elevations of the dwelling

History of negotiations / amendments received

No amendments were sought or received during the course of the application.

Relevant Planning History

Not Applicable.

Representations

The application was publicised by site notice, which expired on 8th May 2025. As a result of the above publicity, no representations have been received.

Consultation Responses

Not Applicable.

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:

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

The proposed single storey extension would project 4m from the rear elevation of the original dwellinghouse. The enlargement would be faced in render to match the appearance of the host property. Although the extension would have a large width and would exceed the recommended 2.5m eaves height outlined within the SPD, it would appear subservient in relation to the original build and would maintain a sense of space within the plot. On this basis, the proposed development would respect the visual amenity of the host property and wider street scene and would be acceptable.

First Floor Front Extension

The proposed extension would project approximately 2.3m from the front elevation of the dwellinghouse and would sit above the existing single storey element of the property. The first floor extension would be constructed in render and would incorporate a dual-pitched roof finished slate. The enlargement would have an acceptable scale relative to the host property and would feature

a lower ridge line such that it would appear subservient. Furthermore, the extension would maintain at least a 1m gap to all property boundaries. Therefore, it is considered that the proposed development would respect the character and appearance of the host property and wider street scene.

Two Storey Side Extension

The proposed two storey extension would project approximately 4.2m from the side elevation of the original dwellinghouse. The enlargement would be constructed from red brick and render for the external walls and would incorporate a dual pitched roof finished in slate to match the appearance of the host property. Although the enlargement would not be set back from the principal elevation, the extension would feature a lower ridge line which would enhance its subservience to the original build. Whilst it is noted that the enlargement would alter the scale and form of the dwelling, it would not represent an incongruous or unduly prominent feature. Furthermore, the extension would not maintain 1m to all property boundaries and would not give rise to any terracing effect. 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.

External Alterations

The proposal seeks to apply render to the front and rear elevations of the dwelling. Although this amount of render would alter the appearance of the host property, it is noted that the dwelling currently incorporates render and render is also prevalent within the immediate street scene. Therefore, in this specific context, it is considered that the proposed alterations would not have any significant visual impact on the character and appearance of the host property and wider street scene.

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.

The submitted plans confirm that no properties located to the rear of the application site would be affected by the proposed development.

Impact on 139, 139a and 141 Oxford Road

139, 139a and 141 Oxford Road are residential dwellings located north-west of the application site. It is noted that the proposed development would occupy a position approximately 27.5m from the front elevations of no. 139 and 139a and approx. 31m from the front elevation of no. 141. Given 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 122 Oxford Road

122 Oxford Road is a two-storey detached property located north of the application site. The proposed two storey side extension would occupy a position approximately 1.4m from the common boundary shared with no.122. The enlargement would not surpass the front and rear elevations of the neighbouring dwelling and would accord with the 45 degree rule in relation to their ground and first floor fenestration. Furthermore, the proposed single storey rear extension would be sited approx. 9.8m from the shared boundary and would not extend beyond the rear elevation of no.122. On this basis, it is considered that the proposed development would be acceptable with regard to residential amenity.

Impact on 118 Oxford Road

118 Oxford Road is a detached bungalow located south of the application site. It is considered that the neighbouring occupants would not experience any undue harm to their residential amenity as a result of the two storey side extension and first floor front extension given that the enlargements would be sited at the opposite side of the dwellinghouse. Whilst the submitted plans confirm that a distance of approximately 13.6m would be retained between the proposed single storey rear extension and the side elevation of no.118, given that the enlargement would be single storey in height and would replace the existing conservatory, it is considered that the proposed development would not cause any additional overlooking, overbearing or overshadowing harm to the residential amenity of the neighbouring occupants, over and above the existing arrangements on site.

Occupier Amenity

The plans confirm that sufficient outdoor amenity space of a functional layout would be retained at the site. on this basis, the proposed works would ensure an acceptable standard of amenity for existing and future occupants.

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 proposed works would intensify the domestic use at the dwelling. However, it is noted that sufficient space would be retained within the driveway and the proposed garage for three vehicles which would represent a sufficient provision for a four bedroomed dwellinghouse. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

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 the erection of a single storey rear extension, a two storey side extension and a first floor front extension with associated external

alterations at 120 Oxford Road 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: 2025/90827

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. The single storey rear extension hereby approved shall be faced in render to match the appearance of the original dwellinghouse. 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 Chapter 12 of the National Planning Policy Framework.

4. The two storey side extension hereby approved shall be constructed from red brick and render for the external walls as shown on 'Plans and Elevations as Proposed' (reference no. 25-007/(AL)01). The roof shall be finished in slate to match the appearance of the original dwellinghouse. 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 Chapter 12 of the National Planning Policy Framework.

5. The first floor extension hereby approved shall be faced in render for the external walls and slate for the roof to match the appearance of the original dwellinghouse. 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 Chapter 12 of the National Planning Policy Framework.

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: 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	Date Received
Plans and Elevations as Existing	25-007/(EX)01	07/04/2025
Plans and Elevations as Proposed	25-007/(AL)01	07/04/2025
Climate Change Statement	-	07/04/2025

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. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter.

Report Dated: 02/06/2025