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:	**2025/62/90836/E**
Site Address:	19, Score Croft, Skelmanthorpe, Huddersfield, HD8 9EA
Description:	Erection of single storey side extension with living accommodation in roof space and dormer window
Recommending Officer:	Faiza Bano

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: 05-Jun-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90836
Location	19, Score Croft, Skelmanthorpe, Huddersfield, HD8 9EA
Proposal	Erection of single storey side extension with living accommodation in roof space and dormer window
Publicity end date	30th May 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Unallocated
Extension to Time (EoT)	**Yes – 5th June 2025**
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	✓	

If 'No' to all above, proceed with a fast track report

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

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 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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- 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	N/A
Parish/Town Council comments sought (Kirkburton)	Yes	No objections

Planning History	No	N/A
Consultations required	No	N/A

Assessment

This application will be assessed as a front extension given that the proposed development is located along the existing front elevation. It is noted that the proposed development and alterations will convert the existing side elevation to the front elevation.

The Kirklees SPD sets out that single storey front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

Front Extensions Should:	**Yes - COMPLY**	**No - JUSTIFY**
be set well back from the pavement or is well screened;	Yes – the house is well setback from the pavement. It benefits from an open front garden and driveway to the side and a screened rear garden.	
The extension is small, subservient to the original building,	Yes – the extension would appear subservient and has been designed with a pitched roof, in-keeping with host property. The extension projects out by 4.5m, spans a width of 6.5m and has an eaves height of 2.7m and an overall height of 5.6m. The extension is smaller than the host property and set back from the front elevation, as such it is considered it would be of a subservient design, whilst noting the roof ridge is not set down in this case.	

The materials and design match the existing features of the original house; and	Yes – materials would match existing	
The extension would not unreasonably affect the neighbouring properties.	Yes – the modest scale would result in minimal impact on neighbouring property.	

The Kirklees SPD sets out that dormer window extensions should comply with certain parameters set out at paragraph 5.27 on page 32 (and listed below) and if they do not, they need to be justified:

Dormer windows should:	**Yes - COMPLY**	**No - JUSTIFY**
relate to the appearance of the house and existing roof;	Yes - regarding design, the proposed dormer would demonstrate a resemblance to the original dwelling in terms of roof design and is set well within the roof slope.	
be designed in style and materials similar to the appearance of the existing house and roof;	Yes – dormer is designed with a pitched roof and would be symmetrical in both construction materials, design and size	
not dominate the roof or project above the ridge of the house;	Yes – proposed dormer does not dominate the roof.	
be set below the ridgeline of the existing roof and within the roof plane; and	Yes – proposed dormer is set below the ridgeline and would not project above the ridge of the house and is located within the roof of the proposed development facing the street scene.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.	N/A	

External Alterations

The new entrance to the dwelling will be located along the front elevation and will match the neighbouring dwellings within the row of terraced properties.

The proposal includes the erection of a new garage and the demolition of the existing one which is located towards the rear of the garden. The proposal includes a new access point located along the rear elevation into the new kitchen.

Design and Visual Amenity:

Summary of local street scene/character:

The site to which the application site relates to is number 19, Score Croft, Skelmanthorpe, Huddersfield, HD8 9EA. The property is an end terraced dwelling constructed from stone and roofed with concrete tiles. The property benefits from an open garden to the front and enclosed garden to the rear, with an open driveway. The property is situated within a residential area and the street scene encompasses several dwellings of a similar age although of differing appearance with the row of terraced dwelling the host property ties into being of a differing two storey design.

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	The extension is generally modest in scale and due to the detached nature, positioning and orientation of the extension, the proposed development would not appear overly prominent. The proposed development would be located to the front of the property and will not impact the character or street scene.	✓
Impact on original house	• KDP2 of the SPD	The original property would remain the dominant feature.	✓

	• Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF		
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	As above. The extension would project across the front of the property and is single storey.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Facing materials to match exiting to north and south walls with render proposed to the eastern gable end wall. Roof materials indicated within the application form to match the existing roof. Condition recommended to ensure materials and colour finish to match / complement the host property.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	pitched roof style – acceptable as it is in-keeping with the original roof style of the host 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	Modest size windows, including roof lights, which would be in-keeping with existing building.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension which would provide easy access into the main house.	✓

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: Are the considerations in the following table acceptable?

The main properties affected are:

- 17 Score Croft – Located east of the application site. Shall see an increase in bulk and massing, however, given that there's a gap of at least 4m between the shared boundary, it is considered that there will be no significant impact on this dwelling.
- 14 and 12 Score Croft – located across the road from the application site. Shall see an increase in bulk and massing and alterations to the proposed front elevation, including new fenestrations and the erection of a dormer. Given that there is over 15m distance between these properties and the application site, it is considered that there will be no impact on these dwellings.
- 21 Score Croft – adjoining neighbouring dwelling. The proposed works are located along the opposite side of the shared boundary and will not impact this dwelling.
- There are properties to the rear, but they will remain unaffected given the proposed development is located across the front/side of the application site.

	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	Acceptable for the reasons set out above.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As above.	✓
Remaining garden space of application property	• KDP 7 of the SPD	As above.	✓

	• Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF		

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 • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Parking is predominantly provided on-street and in curtilage to the front/side, which remains acceptable due to the location of this property and the neighbouring houses – off the main through-fare. The property also has a driveway big enough to fit two cars after the construction of the proposed development.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Maintains appropriate access and off-street in-curtilage parking.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.	✓

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 • Chapter 12 of the NPPF	N/A	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	N/A	✓
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:

Denby Dale Parsh Council confirm they have no objection to the proposed development.

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:
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 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 used in the construction of the external walls of the northern and southern elevations and roofing materials of the development hereby approved shall in all respects match those used in the construction of the existing building. The external material of construction used in the eastern elevation shall either match those used in the construciton of the existing building in all respects or be render of a stone / cream colour finish. The external materials of construction used to the walls of the dormer shall be of a colour finish to match the existing roof. The materials of construction and colour finishes approved by this condition shall be completed before the development is brought into use and retained thereafter.

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
Site Plan	006		26-Mar-2025
Location Plan	003		26-Mar-2025
Proposed Elevations	005		26-Mar-2025
Existing Elevations	002		26-Mar-2025
Existing Floor Plans	001		26-Mar-2025
Proposed Floor Plans	004		26-Mar-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: 03/06/2025