

**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:	2025/62/90876/W
Site Address:	15, Headwall Green Road, Bolster Moor, Huddersfield, HD7 4LE
Description:	Erection of single storey rear extension including associated part demolition of existing conservatory and associated works.
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.

Danielle Cooper

AUTHORISED OFFICER

Date: 04-Jun-2025

OFFICER REPORT

Site Description

The site to which this application relates to is 15, Headwall Green Road, Bolster Moor, Huddersfield, HD7 4LE. It comprises a large, semi-detached house and a spacious surrounding area. There is a detached stable block to the south of the site, with fields to the east. To the north lies the adjoining semi-detached dwelling with terraced properties beyond. The property is accessed from a track leading from Slades Road. The land is designated as Green Belt in the Kirklees Local Plan.

Description of Proposal

The application seeks planning permission for the construction of a single storey rear extension which replaces the existing conservatory.

The proposed extension measures approximately 4m by 5.3m, with an overall height of 3.2m from sunroom floor level. The new sunroom will cover the same footprint as the existing conservatory.

The construction materials for the extension will include stone, artificial stone slate roof tiles. Aluminium bi-fold doors and UPVc windows are planned to match those of the existing structure.

Relevant Planning History

Planning Ref: 2009/91433

Location: 15, Headwall Green, Bolster Moor, Huddersfield, HD7 4LE

Proposal: Erection of conservatory

Decision: FC - CONDITIONAL FULL PERMISSION

Decision Date: 2009-07-20

Planning Ref: 2016/92200

Proposal: Erection of two storey side extension

Decision: RF - REFUSED

Decision Date: 2016-08-25

Planning Ref: 2016/94132

Proposal: Erection of two storey side extension

Decision: FC - CONDITIONAL FULL PERMISSION

Decision Date: 2017-02-21

The application is the subject of this application is largely the same development subject of application 2009/91433. The consideration of this application will, where relevant, make reference to this case insofar as this

planning history is a material consideration relevant to the determination of this application.

Representations

The application was advertised by site notice, which expired on the 30th of May 2025.

No representations were received.

Consultation Responses

None.

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 located within the Green Belt on the Kirklees Local Plan.

On 12th 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 predates 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.

Kirklees Local Plan Policies

- **LP1 – Achieving Sustainable Development**
- **LP2 – Place Shaping**
- **LP21 – Highways and Access**
- **LP22 – Parking**
- **LP24 – Design**
- **LP30 – Biodiversity & Geodiversity**
- **LP31 – Strategic Green Infrastructure Network**
- **LP51 – Protection and Improvement of Local Air Quality**
- **LP52 – Protection and Improvement of Environmental Quality**
- **LP53 – Contaminated and Unstable Land**
- **LP57 – The Extension, Alteration or Replacement of Existing Buildings**

Other Guidance Documents:

- Kirklees Highways Design Guide (2019)
- House Extensions and Alterations SPD (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, and 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 12 – Achieving well-designed and beautiful places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

1 – Principle of development:

The application site is located on land allocated as Green Belt on the Kirklees Local Plan. The proposal involves the addition of infill single-storey rear extensions.

Chapter 13 of the NPPF requires Local Planning Authorities to regard the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this include the extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building.

An 'original building' is defined in the NPPF glossary as "a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Policy LP57 of the Kirklees Local Plan states that extensions will normally be acceptable provided that the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and other associated buildings will be considered. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building. Furthermore, the proposal should not result in a greater impact on openness in terms of the

treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and the design and materials used should be sensitive to the character of the Green Belt setting.

The site is within the Green Belt on the Kirklees Local Plan Proposals Map. As such a key consideration will be its impact on the Green Belt and it will be assessed having regard to Policy LP57 and NPPF chapter 13. In addition, the impact of the development on design grounds, residential amenity and highway safety will also be considered along with, biodiversity and all other material considerations and representations received.

2 –Impact on openness of the Green Belt and visual amenity:

In 2009, permission was granted for the erection a conservatory, and this application replaces the conservatory with a sunroom.

The Planning Practice Guidance (PPG) sets out that “openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume”.

The previously approved development of the conservatory under application reference 2009/91433 introduced a 6% enlargement of the to the volume of the original dwelling. It was concluded that by virtue of its size the proposal will allow the character and openness of the green belt to be retained and will allow the original dwelling to remain the dominant element of the site in appearance and in volume terms.

Whilst assessing whether an extension is disproportionate requires more than just numerical calculations, these increases are not considered to be excessive. The proposed extension will be single-storey ensuring it remains visually subordinate to the existing large two-storey house. Additionally, the property is set within a generous residential curtilage and is surrounded by other homes to the north. Its position along Headwall Green Road, will help limit visibility from the surrounding area.

Furthermore, a large portion of the new extension will be built on the footprint of the previously approved structure, reinforcing its minimal impact on the overall scale of the site. The proposed new windows and doors have been designed to remain in keeping with the character and aesthetic of the original building, ensuring a cohesive architectural appearance.

It is considered that this proposal would be acceptable in the context of the original host dwelling and would not amount to disproportionate additions within the green belt.

Visual Amenity:

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

- be in keeping with the scale and style of the original house;
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height;
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters;
- and retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge

The proposed single-storey extension will not exceed two thirds of the original house's width. However, it is noted that the extension will surpass 3m in projection. In this case, this is considered acceptable, as the extension is intended to replace a previously approved conservatory largely within the same footprint.

The materials of construction are considered to be fit for purpose and will not detract from the appearance of the host property, surrounding dwellings or the wider rural environment. This will be conditioned as such. As mentioned above the sunroom replaces the existing conservatory, which is relatively small in scale and by virtue of its size will be subservient to the design of the host dwelling.

Given the nature of the proposal and the sites context, the extension will be viewed alongside the substantial two-storey dwelling, ensuring it remains visually subordinate in both scale and size. The design and detailing of the extension have been carefully considered to compliment the architectural features of the existing property. Furthermore, due to the location, scale, and overall massing of the host dwelling, the proposed edition is not expected to negatively impact the properties visual character. As a result, the extension is deemed to be an appropriate and visually acceptable enhancement to the home.

Having taken the above into account, the proposed extension 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 (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building. In addition, the proposal is considered to have an acceptable impact on the

openness of the Green Belt. To ensure the visual impact of the development is acceptable / appropriately harmonises with the host property a condition requiring the materials to match is recommended.

3 – 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.

Whilst it is acknowledged that there are neighbouring properties located to the east of the site, the small scale proposed extension, combined with the existing conservatory, a similar existing structure in the adjoining property, ensures that there are no concerns regarding overlooking, overshadowing, or the proposals appearing overbearing.

Overall, the proposal is designed to minimise any adverse effects on the residential amenity of both future and neighbouring occupiers.

The extensions would not cover the entire amenity space of the application site. It is considered that the proposal would not take up a significant amount of useable amenity space and sufficient amenity space would be retained if the proposal was to receive permission. Therefore, the proposal would be acceptable in terms of the residential amenity of future occupiers, and so it is compliant with part of policy LP24 of the KLP.

4 – Impact on highway safety:

Paragraph 111 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. Principle 15 of the House Extensions and Alterations SPD relates to the provision of parking and states that any alterations should maintain appropriate access and off-street in-curtilage parking.

The proposals seek to extend out along the rear elevation and will not provide any additional bedrooms within the dwelling. Given the proposed location and nature of the proposals no additional car parking spaces are required and the existing access and parking arrangements will not be impacted upon.

Furthermore, principle 16 of the House Extensions and Alterations SPD relates to waste storage and highlights that developments should maintain appropriate storage arrangements for waste. Given the nature of the proposals it is considered that the waste storage and collection facilities shall remain as is and therefore officers have no concerns in this respect.

For the aforementioned reasons it is concluded that the scheme would not represent any additional harm in terms of highway safety and as such complies with Local Plan Policies LP21 and LP22, Principles 15 and 16 of the House Extensions and Alterations SPD, the guidance contained within the National Planning Policy Framework.

5– Other matters:

Carbon Budget

On 12th 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 predates 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.

Principle 8 of the House Extension and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 10 of the above SPD states that extensions should consider the use of renewable energy, with Principle 11 going on to state that developments should consider designing water retention into the proposals.

Considering the small-scale 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. However, as the extension would be constructed to modern building standards the proposed development is therefore considered to comply with Policy LP51 of the Kirklees Local Plan, Principles 8, 10 and 11 of the Kirklees House Extensions and Alterations SPD and Chapter 14 of the National Planning Policy Framework.

6 – Representations:

No representations received.

7 – Conclusion:

This application for the erection of a single storey rear extension at 15, Headwall Green Road, Bolster Moor, Huddersfield, HD7 4LE has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations.

The proposed extension would not form disproportionate additions to the building, which would constitute inappropriate development in the Green Belt. The extension will blend in seamlessly with the rest of the building.

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. As set out above, 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: 2025/90876

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.

1. 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

2. The external facing and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

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

Plans and specifications schedule: -

Plan Type	Reference	Date Received
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Location Plan	LP 01 - Location Plan	08-April-2025
Block Plan	BP 01 - Block Plan	08-April-2025
Grouped Plans and Elevations	Planning Drawing	08-April-2025
General	Climate Change Statement	08-April-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 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were requested / considered necessary in this instance.

Report Dated: 30/05/2025