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:	**2025/62/90911/W**
Site Address:	7, Bent Lea, Bradley, Huddersfield, HD2 1QW
Description:	Erection of single and two storey rear extensions
Recommending Officer:	Nicole Helliwell

DECISION – FULL CONDITIONAL PERMISSION

I hereby authorise the approval/refusal* (delete as appropriate) of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 16-Jun-2025

Officer Report
Reference No. 2025/62/90911/E
Site Address: 7, Bent Lea, Bradley, Huddersfield, HD2 1QW
Proposal: Erection of single and two storey rear extensions

Site Description
The application relates to 7 Bent Lea, a two-storey detached property situated in Bradley, Huddersfield. The dwelling is constructed in stone and incorporates a dual-pitched roof finished in grey concrete tiles. The neighbouring properties are of residential use and comprise stone built dwellings of similar 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 and two storey rear extension to the original dwellinghouse. Permission is not required for the internal alterations to the property and therefore, the only matters for consideration are the proposed enlargements. The details of the proposal have been summarised below:

- Two storey rear extension (projection approx. 3.5m, maximum height of approx. 7.15m and an eaves height of approx. 5.23m)
- Single storey rear extension (projection approx. 3.5m, maximum height of approx. 3.7m and an eaves height of approx. 2.56m)

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

Relevant Planning History
87/03217: Erection of 31 No. dwellings. Planning application details | Kirklees Council – Granted Conditionally

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.

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 extend approximately 3.5m from the rear elevation of the host property. The development would be faced in cream coloured render and would incorporate a mono-pitched roof finished in grey concrete tiles. Whilst the use of render would alter the appearance of the original build, it is noted that render is prevalent within the cul-de-sac and as such, the material palette would be acceptable. The extension would also have an acceptable scale and would feature a lower ridge line such that it would be a subservient addition. 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.

Two Storey Rear Extension

The proposed two storey extension would project approximately 3.5m from the rear elevation of the original dwellinghouse. The enlargement would be constructed from cream coloured render and would incorporate a dual-pitched roof finished in grey concrete tiles. Although the use of render would alter the appearance of the host property, it is noted that render is prevalent within the immediate street scene and therefore in this instance the material palette would be acceptable. Whilst the extension would have a high ridge line, it would have limited visibility from public vantage points due to the topography of the site and its location to the rear of the dwelling. Furthermore, the property and its curtilage would support the extension without it appearing incongruous or amounting to overdevelopment. On this basis, the proposed development would respect the visual amenity of the host property and wider street scene and would be acceptable.

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 Park Hill

1 Park Hill is a two-storey detached property located east of the application site. The submitted plans demonstrate that the proposed development would occupy a position approximately 10.4m from the side elevation of no.1. Although this distance would fall short of the 12m recommended within the Kirklees House Extensions and Alterations SPD, given that the properties would not have a direct relationship, in this instance, it is considered that the proposal would be acceptable with regard to residential amenity.

The window positioning would not have any greater impact on any nearby occupant than the existing.

Due to the angle and distance between the development and the neighbouring site it is considered that the development would not result in any harm as a consequence of appearing overbearing or overshadowing.

Impact on 5 Bent Lea

5 Bent Lea is a residential property located to the north and occupies an elevated position relative to the application site. The submitted plans confirm that the proposed development would occupy a position approximately 5m from the common boundary shared with no.5. Whilst the enlargement would extend beyond the neighbour's rear elevation, given the significant difference In levels, it is considered that there would be no undue harm to the neighbouring amenity with regards to overbearing, overshadowing or overlooking.

Impact on 9 Bent Lea

9 Bent Lea is a two-storey detached property located west 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 proposed single storey and two storey extensions given that the enlargements would be sited at the opposite side of the dwellinghouse and would not surpass the rear elevation of the neighbouring dwelling.

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 development would not materially intensify the use or affect the existing highway access and adequate parking arrangements remain on site. Therefore, 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 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 part single storey party/two storey rear extension at 7 Bent Lea 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: 2025/90911
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 part single storey/part two storey rear extension hereby approved shall be constructed from cream coloured render for the external walls and concrete grey tiles 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.

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
Location Plan	PP-13904629v1	14/04/2025
Existing	001	14/04/2025
Proposed	002	14/04/2025
Proposed Site	002	14/04/2025
Climate Change Statement	-	14/04/2025

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: 11/06/2025