

**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:	2025/62/90970/W
Site Address:	384, Wakefield Road, Dalton, Huddersfield, HD5 8DY
Description:	Erection of two storey side extension with balcony to rear elevation and associated alterations
Recommending Officer:	Elenya Jackson

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: 17-Jul-2025

OFFICER REPORT

Site Description

384, Wakefield Road, Dalton, Huddersfield, HD5 8DY is a two storey detached dwelling which currently benefits from a shared driveway and a large amount of private amenity space.

The properties within the vicinity are not uniform in appearance as they are a mix of semi-detached and detached dwellings as well as bungalows and two storey dwellings.

Properties in the street scene are largely faced in red brick; however, there are examples of render within the street scene.

Description of Proposal

This application has been received for the demolition of existing conservatory and erection of two storey side extension, single storey front extension and external alterations.

The two storey side extension would project 6.25m beyond the side elevation of the dwelling and have a depth of 8.9m with a maximum height of 8.1m.

The proposed single storey front extension would project 1.5m beyond the front of the host dwelling, have a width of 3.3m with a maximum height of 3.2m.

The proposal would feature a rear facing balcony.

The proposal would also include the application of render to the host dwelling.

Relevant Planning History

N/A

History of Negotiations

Officers requested a reduction to the width of the proposal due to it extending beyond the building line of the adjoining street (Beech Avenue). The applicant provided supporting evidence that the proposal would not extend beyond the front elevation of no.3 Beech Avenue and updated site plans were provided to demonstrate this.

Representations

The application was advertised by site notice which expired on 24.05.2025.

No representations have been received as a result of site publicity.

Consultation Responses

No formal consultations deemed necessary.

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. 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

- **LP 1** – Achieving sustainable development
- **LP2** – Place shaping
- **LP 22** Parking
- **LP 24** – Design

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.

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 2023, 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 places
- Chapter 15- Conserving and enhancing the historic environment

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity

- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conditions
- 7) Conclusion

1) Principle of development

The site is without notation of 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 the 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.

2) Impact on visual amenity

Key Design Principle 1 of the House Extensions and Alterations supplementary planning document (SPD) state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area of the street scene. Furthermore, Key Design Principle 2 of the HEASPD goes onto state that extensions should not dominate or be larger than the original dwellinghouse and should be in keeping with the existing building in terms of scale, materials, and details.

The proposal would be visible from the street scene as it would relate to the side elevation and have additional external alterations.

Section 5.3 of the house extensions and alterations SPD refers to side extensions and states that these extensions will only be permitted where:

- Not take up all or most of the space to the side of a house.
- Maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property.
- Be set back at least 500mm from the front wall of the house.

Officers note that the proposal would be flush with the front elevation of the existing dwelling; however, there is not a uniform design within the street scene and due to the spacing with adjoining neighbours, the property largely appears as a stand alone building.

The proposal would retain a gap of more than 1m from the shared boundary as required by the SPD, and therefore would not significantly impact spacing in the street scene.

The proposal would result in alterations to the external appearance of the dwelling as a whole, by introducing render. Officers consider that as there are examples of render in the vicinity and as the properties that form the street scene are not uniform, the alterations to the dwelling would be acceptable in this instance.

The proposed single storey extension to the front elevation of the dwelling would be inconsequential in the context of the proposed alterations. In

addition, it would be set back and subservient in accordance with para. 5.2 of the Kirklees House Extensions and Alterations SPD.

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 (a) in terms of the form, scale, and layout.

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 proposal should promote good design by, amongst other things, minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect of Key Design Principle 3 on privacy, Key Design Principle 4 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Design Principle 7 for outdoor space.

Impact on 394A Wakefield Road: adjoins the application site to the east. The proposed extension would be located on the eastern elevation of the host property and would largely be screened from view. Therefore, no significant issues would arise regarding the residential amenity of the occupiers of no.394a.

Impact on 3 Beech Avenue: adjoins the application site to the south

Overlooking: The proposal would feature rear facing windows; however, these would not extend closer to no.3 than the host dwelling and would therefore continue the existing relationship between the properties.

Overshadowing/loss of light/overbearing: The proposal would retain existing separation distances and therefore would not raise any significant concerns regarding overshadowing/loss of light or overbearing.

Whilst the proposals would bring development closer to the boundary with Beech Avenue, due to the significant separation distance and orientation in relation to 2 Beech Avenue and 364 Wakefield Road, it is considered that there would be no significant detrimental impact upon the amenities of the occupiers of these properties.

4) Impact on highway safety

The proposal would represent an intensification of the use of the site, however it is considered that sufficient amenity space would be retained on site for parking.

As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

5) Other matters

Carbon Budget

The proposal is a small-scale 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.

6) Representations

No representations have been received as a result of site publicity.

8) 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.

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: 2025/90970

Officer Recommendation: Approve

Conditions 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 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 Policies LP1, LP2, LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan and proposed site plan	TR-A25-0103-A4	A	4.07.2025
Proposed plans	TR-A25-0103-A6	Approver	15.04.2025
Proposed floor plans	TR-A25-0103-A5	Approver	15.04.2025
Existing plans	TR-A25-0103-A6		15.04.2025
Proposed rear elevation	TR-A25-0103-A3	Approver	15.04.2025
Climate change statement			15.04.2025

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 2015 and otherwise actively engaged with the applicant in dealing with the application. Alterations were requested in relation to the scale of the development; however, clarification was provided alongside updated site plans which enabled the application to progress.