

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:	2025/62/91306/W
Site Address:	60, Kaye Lane, Almondbury, Huddersfield, HD5 8XU
Description:	Erection of single storey extensions to front and rear and associated alterations
Recommending Officer:	Molly Storer

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: 10-Nov-2025

The Site

The application site relates to 60 Kaye Lane, a two storey, mid terrace property located in Almondbury, Huddersfield. The building is finished in stone and incorporates a pitched roof above which is finished in tiles. The application site is set back from the highway and features an area of hard standing to the front, and a larger hard standing amenity space to the rear. The site is predominantly surrounded by residential properties. Opposite are mainly semi-detached dwellings, while the row including No.60 features a mix of housing types, including detached homes and terraces.

The site is designated Green Belt and within a dominant area of the Castle Hill Settings Study. The site is also attached to Grade II Listed Building 62 Kaye Lane. It's Listed description is as follows:

'No 62 and Barn to east SE 1614 45/1415 II 2. Probably C18 (but a house on this site is shown on Senior's Map of Almondbury Parish, 1634). Long house. Hammer dressed stone. Barn rendered. Pitched stone slate roof. 2 storeys. Two 2-light stone mullioned windows on 1st floor, one 3-light stone mullioned window on ground floor. Barn has planked doors and 2 windows to loft. Lean-to outshut to rear.'

The Proposal

The application is seeking planning permission for the erection of single storey extensions to front and rear and associated alterations.

The single storey rear extension projects approximately 1.7 metres from the rear elevation and measures 5.1 metres in width. The eaves measure 2.4 metres in height and the total height is 3.2 metres to the ridge of the lean-to roof. The extension is finished in stone and roof tiles to match the host property. Three rooflights are proposed to the lean-to roof, as well as glazing in the form of bi-folding doors to the rear elevation. This would replace a single storey rear addition.

The single storey front extension would replace the existing porch and would project 2m from the front elevation and would have a width of 3.8m, with a canopy adding a further width of 1.1m. The height to the eaves would be 2.2m with an overall height of 3m. One rooflight is proposed to the lean-to roof, as well as glazing in the form of a single window to the front elevation.

Bifolding doors are also proposed to the rear elevation.

History of Negotiations

The agent was contacted following concerns raised by Conservation officers. It was considered that a section to the west of the building comes under the listed description for the adjacent property due to a break in the roof form of this section. It was considered that the front extension in the location shown on the original plans would appear incongruous to the character of the building. It was considered that the extended porch in close proximity to the listed building introduce an uncharacteristic feature harming its historic and architectural interest. The development would add bulking and mass to the front and as such would not appear in keeping with the historic architectural character, design and plan form of the host and be contrary to Key Design Principle 2 of the House Extensions and Alterations SPD and incompatible with Council's duties under the Planning (Listed Building and Conservation Areas) Act. Furthermore, they state that consideration should be given to reducing the scale of the glazed bi-folding doors on the elevation leading from the living room. Also reducing the 4 roof lights above these doors. This is because this element of the proposal is close in proximity to the Listed Building or Listed itself.

The agent sent amended plans showing the bifolding doors on the rear elevation out of the living room having a reduced width, a reduction of rooflights from 4 to 3 on the rear extension and the porch having a reduced width leaving the barn (step down in roof) element completely unaltered. These alterations were considered acceptable by Conservation officers.

Planning History

The following planning history is noted / considered of relevance:

97/92090 – Demolition of outbuildings, reuse and adaption of existing barn to extend existing dwelling and reuse and adaption of outbuilding to form annex to No.62 (Listed Building) – Conditional Full Permission.

97/92091 – Listed Building Consent for demolition of outbuildings, reuse and adaption of existing barn to extend existing dwelling and reuse and adaption of outbuilding to form annex to No.62 – Consent Granted.

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site and press notice.

Final publicity date expired: 11th July 2025

No representations were received as a result of the publicity.

Consultations

Conservation and Design – In support following receipt / review of amended plans.

Allocation & Policies

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 within the Green Belt as identified within the Kirklees Local Plan, and is adjacent to a Grade II listed building.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 - Achieving Sustainable Development
- LP2 - Place Shaping
- LP21 - Highway Safety
- LP22 - Parking Provision
- LP24 - Design
- LP35 - Historic Environment
- LP51 - Protection and improvement of local air quality
- LP57 - The extension, alteration or replacement of existing buildings

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th 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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

- Chapter 2 - Achieving sustainable development
- Chapter 9 - Promoting sustainable transport
- Chapter 12 - Achieving well-designed places
- Chapter 13 - Protecting Green Belt land
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 - Conserving and enhancing the natural environment
- Chapter 16 - Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

1 – Principle of development:

Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local

Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

Land allocation – Green Belt

The application site is located within the Green Belt. As such the proposal falls to be assessed against Chapter 13 of the NPPF. Chapter 13 of the NPPF requires Local Planning Authorities to regard the construction of new buildings as inappropriate development. Exceptions to this include the extension and alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.

The exemption listed above, set out under paragraph 154(c), could be applicable in this case, provided that the extension / alteration does not result in disproportionate additions over and above the size of the original building.

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt, the most relevant in this case being to assist in safeguarding the countryside from encroachment.

Policy LP57 of the Kirklees Local Plan relates to the extension, alteration or replacement of existing buildings. Noting that:

- a) in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;
- b) in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;
- c) the proposal does 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
- d) the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting’.

In this case, in relation to LP57a, an assessment must be carried out to determine whether the original building would remain the dominant element in terms of both size and overall appearance, taking into account the proposed extension.

Although the applicant has not provided volume calculations, officers acknowledge that determining whether an addition is disproportionate cannot rely solely on numerical measures such as floorspace, volume, or mass. The appearance and visual impact of the proposed extension are also key considerations in a thorough assessment. In this instance, significant weight is given to the proposal's effect on the openness of the Green Belt and the character and appearance of the surrounding area.

Although there is no planning history for it at the site the front porch and rear extension are likely later additions. In this case these would be altered/extended. It is considered that the scale of the rear and front extension would appear visually subservient in the context of the host property and the original house would clearly remain the dominant element on site in terms of size and overall appearance. The scale of the development is minimal, and the extension would be clearly read as an addition to the dwellinghouse where the quantum of development would leave the original building the dominant element in terms of size and overall appearance.

The front extension's siting would be visible from public vantage points. However, as it is to be finished in materials that match the host property, it remains in keeping with both the character of the dwelling and the surrounding area and is not considered to detract from the Green Belt setting. A condition requiring matching materials would be included upon any approval to ensure this is the case.

In addition, as will be discussed below in the visual amenity section, the design of the proposal is also considered to be acceptable within this Green Belt setting. The proposal is therefore considered to be in accordance with Policy LP57 of the Kirklees Local Plan.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires

development to ensure an appropriately sized and useable area of private outdoor space is retained.

Paragraph 5.6 of the House Extensions and Alterations SPD sets out that single storey extensions to rear should:

- 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 rear extension is considered to align well with the key design principles set out in the SPD. Furthermore, the extension is a replacement of an existing extension which is considered to be out of character with the host dwelling. The proposal offers an improvement on the existing scenario and reduces the impact on the adjacent listed building.

The proposed single storey rear extension is considered to be a subservient addition, located to the rear of the property and of a complementing size and scale. The rear extension will also be of an in keeping appearance, using materials that match those on the host dwelling.

Paragraph 5.14 of the House Extensions and Alterations SPD sets out that single storey extensions on the front of a house and two-storey or first floor front extensions are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally be permitted unless:

- The house is set well back from the pavement or is well screened;
- The extension is small, subservient to the original building, well designed and would not harm the character of the original house or the area;
- The materials and design match the existing features of the original house;
- The extension would not unreasonably affect the neighbouring properties

The proposed porch is considered to be compliant with the design requirements for single storey front extensions as set out within the House Extensions and Alterations SPD. The porch would be of a subservient size/scale in relation to the two-storey host dwelling, would be set back from the highway and would be faced in matching exterior materials, with fenestration detailing limited to an access door and glazed panel on the principal elevation.

Historic Environment

The application site is located adjacent to a Listed Building and after informally consulting Conservation officers it is considered that a section of the property to the west comes under the listed description for the adjacent property due to where the roof break is located. It is also categorised as being within a 'dominant area' of the Council's Castle Hill Settings Study. The Castle Hill Setting Study is evidence supporting the Local Plan which considered the setting of the Castle Hill Scheduled Ancient Monument in Huddersfield.

LP35 of the Kirklees Local Plan states that consideration should be given to the need to preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted.

The site is some distance away from the Scheduled Ancient Monument of Castle Hill, which is to the south west of the site. In addition, given that the proposal is for a modest extensions to an existing dwelling and that there will be no encroachment into any fields, it is considered that the proposal would not cause harm to the significance of this Designated Heritage Asset.

In terms of the impact of the scheme on the Listed Building, Section 72 of the Listed Buildings & Conservation Areas Act (1990) is relevant and requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the appearance or character of Heritage assets. This is mirrored in Chapter 16 of the National Planning Policy Framework and also LP35 of the Kirklees Local Plan.

Amended plans were submitted to amend the scheme such that it would be a design that protects the Listed Building following Conservation comments such as amended plans showing the bifolding doors on the rear elevation out of the living room having a reduced width, a reduction of rooflights from 4 to 3 on the rear extension and the porch having a reduced width leaving the barn (step down in roof) element completely unaltered. K.C. Conservation and Design were informally reconsulted and were satisfied that there would be minimal impact to the setting of the Listed Building .

It is therefore considered that in terms of visual amenity / impact upon the historic environment the proposed would comply with Policy LP24, LP35 and LP57 (d) of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and policies within Chapter 12 of the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

The properties potentially affected by the proposed development are those which directly neighbour the site, these being:

62 Kaye Lane

This property adjoins the application site to the west.

There is an existing rear extension at No.60 and whilst this would see its projection slightly increased, the width would be decreased maintaining a ~6m gap to the boundary with No.62. There would be no additional glazing in the elevation facing this property and the bifolding doors would look onto the applicants own land. The single storey front extension would not extend close

to this property and would maintain a distance of 3.4m to the property boundary. There would be a bathroom window in the elevation facing this property however this is the same as the existing situation. Officers consider that the proposed extensions and alternations would not give rise to any significant impacts in terms of overbearing, overshadowing, or loss of privacy for the occupiers of that property.

58, Kaye Lane

This property is located to the east of the application site.

Given the single-storey nature of the proposed rear extensions and there 8m (rear extension) and 12m (front extension) setback from the eastern boundary, it is considered that the development would not result in any detrimental impacts in terms of overbearing or overshadowing. Additionally, the extensions are not expected to give rise to any significant loss of privacy beyond the existing situation, as the rear extension is screened by the extending rear projecting gable and there is only an entrance door to the side of the front extension.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling would remain as existing. On this basis, the proposed parking arrangements are deemed acceptable.

The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Climate Change

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 pre-dates 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.

Considering the modest nature 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. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – 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

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/91306

Officer Recommendation: Approve

Conditions

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 (as amended).

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 external walls and roofing materials of the development hereby approved shall in all respects match those used in the construction of the existing building.

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

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	PP-13946930v1	-	13/05/2025
Existing Site Plan	3630 (0-) 04	-	13/05/2025
Existing Plans	3630 (0-) 01	-	13/05/2025
Existing elevations	3630 (0-) 02	-	13/05/2025
Proposed Plans and Elevations	3630 (0-) 08revB	-	28/10/2025
Application form	-	-	13/05/2025
Climate change statement	-	-	20/05/2025

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. Amendments were sought to overcome concerns with the original plans. These were submitted by the agent and were deemed acceptable.