

**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:	2025/62/91334/E
Site Address:	271A, Healey Lane, Healey, Batley, WF17 8DE
Description:	Erection of single storey extensions
Recommending Officer:	Joshua Merriman

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 23-Jul-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91334
Location	271A, Healey Lane, Healey, Batley, WF17 8DE.
Proposal	Erection of single storey extensions.
Publicity end date	21/07/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located in an area at high risk of ground movement due to previous coal mining activity, and has had permitted development rights removed.
Extension to Time (EoT)	No
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	✓	

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 53** – Contaminated and unstable land

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 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	2022/91354 - Erection of ground floor rear extension, alterations and enlargement of roof to form first floor with dual pitched roof, dormer windows to front and rear, Juliet balcony and external alterations – Conditional Full Permission.
Consultations required	No	

Assessment

The application seeks planning permission for the erection of single storey extensions.

The proposed single storey rear extension will sit flush with the rear elevation of the original house, with a maximum height of 3.65m, eaves height of 3.38m, and a maximum width of 4.8m.

The proposed side extension will project 6.9m from the existing frontmost elevation of the dwelling, with a maximum height of 4.09m, eaves height of 3.82m, and a width of 7.12m.

Finally, the proposed outbuilding will have a maximum height of 2.7m, eaves height of 2.45m, depth of 6.99m, and a width of 7.52m.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.1, 5.15, 5.16, 5.17, and 5.6 on pages 3, 23, 24, and 28 (and listed below) and if they do not, they need to be justified. The property is also set within a corner plot and therefore paragraph 5.34 on page 30 is also of relevance:

Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	As the application property is sited away from the closest neighbouring dwellings, it is considered that reasonable levels of natural light will be allowed to the habitable rooms in neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	As the extension is proposed away from neighbouring dwellings, are single storey, and well screened, it is considered that there will be no significant overlooking potential facilitated.	
Single storey side extensions should:		

not extend more than two thirds of the width of the original house	The proposal does not extend more than two thirds of the width of the original house.	
not exceed a height of 4 metres		The maximum height of the side extension is 4.09m, exceeding 4m, however, this breach is considered negligible and acceptable due to the extensions siting away from neighbouring dwellings.
be set back at least 500mm from the original building line to allow for a visual break		The side extension will project 6.9m from the frontmost elevation of the existing building, however, due to the nature of the site and that it will be well-screened from the street scene and surrounding dwellings, it is considered that it will cause no significant impacts and is therefore acceptable in this case.
Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least half of the existing garden area will be retained.	
Be set behind the original building, and not projecting beyond the sides	The proposal will be set entirely behind the original building, not projecting beyond the sides.	
Maintain external access to the rear garden	External access to the rear garden will remain via the North East of the property.	
Single storey rear extensions should:		

be in keeping with the scale and style of the original house	The extension is subservient to the host dwelling and is to be faced in matching materials to 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)	At least half of the total area around the original house will remain.	
not exceed 4 metres in height	The maximum height of the rear extension is 3.65m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties	The extension will lie flush with the rear elevation of the host property, not projecting beyond the rearmost elevation of the original property.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The proposal does not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A gap of at least 1m is retained to the North Eastern property boundary.	
Outbuildings should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings	The proposal is subservient in footprint and scale to the original building and its garden.	
be set back behind the building line of the original building so that they do not impact on the street scene;		The outbuilding is set forward from the original building line, however, the nature of the application site, its limited scale and how

		well-screened the site is, it is considered that this will have no significant impact on neighbouring dwellings or the street scene, therefore is acceptable in this case.
preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost	At least 50% of the properties private amenity space will be retained which is considered to be reasonable and appropriate to the potential number of occupants of the house.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 271A, Healey Lane, Healey, a detached bungalow faced in brick walls, with a flat roof. The application site lies in a relatively varied street scene made up of individual properties that are different in size, scale, appearance, character, and age, however, all dwellings in the area are well-screened and on large sites, therefore, extensions and alterations are not considered to have a major impact on the local character. Furthermore, the dwelling benefits from a hard-standing parking area and large garden area the front, as well as a garage on site and amenity space to the rear.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	As the extensions are well-screened and located in a varied street scene, it is considered that there will be no significant impact on the	✓

		local character and street scene.	
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	The proposals are subservient to the host property and to be faced in matching materials, therefore, it is considered that there will be no significant impact on the original house.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The extensions are subservient to the host property with regard to height, scale, and massing.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	The proposals are to be faced in brick walls, matching the existing building.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The extension will have a flat roof to match that of the existing dwelling.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	All windows proposed in the extensions are considered proportionate to those in the existing house with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	Private domestic extension – no alternate access arrangements required.	✓

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:

The main properties affected are:

- 275A, Healey Lane, Healey, Batley, WF17 8DE – Neighbouring property to the North West.
- 275, Healey Lane, Healey, Batley, WF17 8DE – Neighbouring property to the South West.
- 271, Healey Lane, Healey, Batley, WF17 8DE – Neighbouring property to the North East.

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	As the extensions are located an adequate distance from neighbouring dwellings and are single storey, it is considered that the proposed windows will not create overlooking potential through the natural screening around the property that cause significant impacts upon the privacy of neighbours.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Given the limited height and scale of the extensions, and adequate distance between the application property and neighbouring dwellings, it is considered that there will be no significant impact on light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) 	As aforementioned, due to the limited height and scale of the extensions, and the adequate distance between the site	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	and neighbouring properties, it is considered that there will be no significant impact on neighbouring properties with regard to overbearing or overshadowing.	
Remaining garden space of application property	<ul style="list-style-type: none"> KDP 7 of the SPD Policy LP24 Design (b) and (c) Chapter 12 of the NPPF 	At least 50% of the current garden space on site will be retained, which is considered to be an acceptable amount.	✓

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	<ul style="list-style-type: none"> KDP 15 of the SPD Policy LP22 Parking (f) of the KLP Chapter 12 of the NPPF 	As the property is well set back from the nearest highway and well-screened, it is considered that there will be no significant impact upon highway safety.	✓
Parking provision	<ul style="list-style-type: none"> KDP 15 of the SPD Policy LP22 Parking (f) of the KLP Chapter 12 of the NPPF 	Although the number of bedrooms in the dwelling will increase to five as a result of the proposal, it is considered that the existing hard-standing parking area to the front of the dwelling is large enough to facilitate at least three off-street parking spaces and is therefore acceptable to remain.	✓

Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Although nothing specific is detailed within the submitted plans, it is considered that there would be adequate space on site for waste storage.	✓
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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	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	The application site is not located in an area of any ecological interest.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 14 of the SPD 	The rear garden and landscaping would be retained to allow for run-	✓

	<ul style="list-style-type: none"> • Policy LP24 (d) (vii), LP27 and LP34 of the KLP 	off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	
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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:

None received

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: 2025/91344

Officer Recommendation: Conditional Full Permission

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 external walls and roofing materials of the extension 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 National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan & Existing Site Plan	01b	-	29/05/2025
Proposed Site/Block Layout	04D	-	29/05/2025
Grouped Plans and Elevations	02B – Existing	-	29/05/2025
Grouped Plans and Elevations	05B – Proposed	-	29/05/2025
Application Form	-	-	29/05/2025
Climate Change Statement	-	-	29/05/2025

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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 21/07/2025