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:	**2025/62/91374/W**
Site Address:	695, Leeds Road, Huddersfield, HD2 1YY
Description:	Erection of single storey and two storey side and rear extensions
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 01-Aug-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91374
Location	695, Leeds Road, Huddersfield, HD2 1YY
Proposal	Erection of single storey and two storey side and rear extensions.
Publicity end date	25th July 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Unallocated in the Kirklees Local Plan
Extension to Time (EoT)	Yes **EoT Date:** 1st August 2025
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	✓	

If 'No' to all above, proceed with a fast track report

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
- NPPF Chapter 15 – Conserving and enhancing the natural environment

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 51** – Protection and improvement of air quality

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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment

- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	**SUMMARY**
Negotiations/Amendments during course of application	Yes	The agent was contacted with regard to demonstrate 45-degree angle with the closest habitable window with adjacent neighbour number 693. The agent submitted a plan to show this could be achieved.
Parish/Town Council comments sought	No	
Planning History	No	None.
Consultations required	No	

Assessment

The application is for the erection of a single storey and two storey side and rear extensions. The plans show that the rear extension would project 3m at a two storey height and will be separated by 1.5 metres to the boundary with No.693. At a single storey height the extension would project also project 3m and but would be set only 0.2m off the boundary.

The two-storey rear element would have a width of 4.75m and would wrap around the side of the property, whereby the side extension would project 1.3m from the east (side) elevation. This side element would have a length of 7m with 9.4m being set 0.5m back from the front elevation. The single storey side element would project 0.8m further than the 2 story element and would have the same length.

The two-storey element would have a height to the eaves of 5.1m and an overall height of 6.7m with a gable roof design. The single storey rear element would have a height to the eaves of 2.45m and an overall height of 3.5m with a lean to roof design. The single storey side element would be of a lean to roof design which would have an overall height of 3m.

The Kirklees SPD sets out that rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	**Yes – COMPLY**	**No – JUSTIFY**
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	Yes – there is a garden area to the front and rear more than half of this will be retained as amenity space. Usable private amenity space would be provided.	
Be set behind the original building, and not projecting beyond the sides		No – application is also for a side extension so will project beyond the side elevation. This will be assessed further within the side extension assessment.
Maintain external access to the rear garden		No – however the layout of this street is such that some properties have external access to the rear garden whereas some do not. For example, No.693 does not have external access therefore this will not be out of place within the street scene.

The Kirklees SPD sets out that two storey rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.2 and 5.8 on pages 23 and 25 (and listed below) and if they do not, they need to be justified:

Two storey rear extensions should:		
be proportionate to the size of the original house and garden	Due to the large plot, sufficient outdoor amenity space would be retained.	

not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	The proposed extension would not exceed 50% of the total area of the land around the original house.	
not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties	Yes – the two storey element will project 3m from the original rear wall.	
not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary		The height of the eaves will exceed 3m. However, this is considered acceptable in this instance due to the single storey rear element being within 0.2m of the boundary having an eaves height of 3m and where it exceeds 3m it will be set off the boundary by 1.5m. On balance this is considered acceptable.
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre	The two storey element will be separated from the boundary by 1.5m.	
not adversely affect habitable room windows where they adjoin a neighbour's boundary	The agent provided a plan proving that the two storey element will not cut a 45-degree angle with the closest habitable window with adjacent neighbour number 693.	

The Kirklees SPD sets out that side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16 and 5.17 on page 28 (and listed below) and if they do not, they need to be justified.

Side extensions	**Yes - COMPLY**	**No - JUSTIFY**

Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Yes – the plans show that there will be a separation distance of 1m to the side boundary from the two storey element.	No - the single storey element will only be set 0.2m from the boundary however, there is only a single small window within the side elevation of no.697 meaning which is already screened by this neighbours car port meaning existing natural light to the habitable rooms will be maintained.
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Yes- although there will be some additional glazing in the side elevation this will be limited. There will be a single window in the side elevation of the ground floor and one on the first floor. These will face onto a blank wall at No.697 at first floor level and at ground floor level this will be screened by the neighbours existing car port.	
Two storey side extensions should:		
Not take up all or most of the space to the side of a house		No – the space at the side of the property will be taken up however this is as a result of the single storey side extension assessed above.
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	Yes – the two storey element will maintain a 1m distance.	
be set back at least 500mm from the front wall of the house	Yes – the extension is set back from the front elevation of the property by more than 500mm	

Design and Visual Amenity:

The site relates to 695 Leeds Road, a two storey end of terrace property in the area of Huddersfield. The house is set at the same level as the roadside accessed via the driveway to the front which runs along the side of the property to the detached rear garage. The site benefits from garden amenity space to the front.

The application site is located within a predominantly residential area, whereby the neighbouring dwellings are of a similar design and form. However, located to the southwest (front) of the property there is a chemical works.

Consideration has been given here in terms of the proposal's impact on the local character and street scene, including subservience, terracing and building line and that it is on a corner plot.

	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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The extension will be set back from the front elevation of the property by 0.5m and the property itself is well set back from the highway. it is also noted that the majority of the extension will be located to the rear of the property therefore it is considered that the extensions will not impact the local character of the area.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Considered to be acceptable on the basis of being set back from the front elevation and the two storey side extension being set in from the adjacent boundary in addition to being constructed from matching materials.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c)	The extensions will both be set down from the existing roof ridge and set in from the front elevation	✓

	and (d) of the KLP • Chapter 12 of the NPPF	and the rear extension at a first storey level will set away from the boundary. The extensions have roof forms to harmonise with the original dwelling which means that in terms of height, scale and massing the extension would be subservient to the original house and the wider street scene.	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The external walls of the extensions are proposed to be faced in brick (confirmed by agent) however the existing dwelling is faced in render and painted brick. In this instance, this is considered to be acceptable as adjacent properties are faced in brick, with the use of other materials, and this was the original material of construction of the host property. Furthermore, the side extension is set back from the principal elevation and would appear subservient to the host dwelling.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The two storey extension will appear to have a hipped roof design from the front of the property this is considered acceptable as it will match the existing. Gable roof design is considered acceptable to rear. The single storey element will have a lean-to design. These are considered acceptable as they will reduce the massing and allow more light to neighbouring properties.	✓

Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The east side elevation will have an opaque single window on the first floor and a single window to the ground floor. There will be no windows within the west side elevation. The front elevation will have a single window on the ground floor and the rear elevation will have a Juliet balcony on the first floor and bi-folding doors and a single window on the ground floor. These are considered acceptable.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alterations to general access arrangement. External access to the rear of the property will remain.	✓

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:

- 697 Leeds Road to the west.
- 693 Leeds Road to the 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)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	There will be no additional openings facing No.693. There will be a single window in the first floor elevation facing No.697 however this will be opaque glazed and the single window in the ground floor will face onto	✓

		this neighbours blank car port.	
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	With regards to No.693 the agent provided plans to show that a 45 degree line will be met to the neighbours closest habitable room window. With regards to No.697 the two storey extension will have a limited projection of 3m and will be separated from the boundary by 1m. this property hosts a car port t the side elevation which will screen the majority of the single storey side element. Therefore, the development, will result in acceptable levels of light and outlook from neighbouring properties.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Acceptable level of remaining garden space.	✓

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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP	N/A	N/A

	• Chapter 12 of the NPPF		
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The plans show that the side extension would block access to the rear garage and some of the driveway would be used for the side extension. However, it is considered that there will still remain adequate parking space for 3 cars to the front of the property. This is considered acceptable.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plan however sufficient space within site boundary.	✓

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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	N/A	N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	N/A	✓

Carbon Budget / Climate change statement	• 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	• KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP	The site is located within an identified Flood Risk Zone 2 and 3 area within the SFRA a flood risk assessment form has been submitted alongside this application that states details of flood resilience and resistance measures it explains that; The new floor level will be set no lower than the existing floor level. The proposal is therefore concluded to be acceptable having regard to the fact the site is within a flood zone and taking account of the policies within chapter 14 of the NPPF.	✓

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:

Summary of Representation	**Officer response**	**Addressed ✓ / X / N/A**
None		**N/A**

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: 2025/91374

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 accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Key Design 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.

.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	-	-	29/05/2025
Existing plans and elevations	2025/487/01	-	29/05/2025
Proposed site plan	2025/486/09	-	29/05/2025
Proposed sections	2025/487/07	-	29/05/2025
Proposed side elevation west	2025/487/08	-	29/05/2025
Proposed side elevation east	2025/486/04	-	29/05/2025
Proposed front elevation	2025/487/02	-	29/05/2025
Proposed rear elevation	2025/486/03	-	29/05/2025
Proposed first floor plan	2025/486/06	-	29/05/2025
Proposed ground floor plan	2025/486/05	-	29/05/2025
Application form	-	-	29/05/2025
Climate change statement	-	-	29/05/2025
Flood risk assessment	-	-	30/05/2025

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. The agent was contacted with regard to demonstrate 45-degree angle with the closest habitable window with adjacent neighbour number 693. The agent submitted a plan to show this could be achieved.

Report Dated: 29/07/2025