

**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:	2025/62/91392/E
Site Address:	12, Carlton Avenue, Staincliffe, Batley, WF17 7AQ
Description:	Erection of single storey front and rear extensions
Recommending Officer:	Faiza Bano

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.

Emma Thompson

AUTHORISED OFFICER

Date: 22-Jul-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91392
Location	12, Carlton Avenue, Staincliffe, Batley, WF17 7AQ
Proposal	Erection of single storey front and rear extensions
Publicity end date	4 th July 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Bat Alert, LB Airport Consult, DEVELOPMENT_LOW_RISK_AREA
Extension to Time (EoT)	Yes / No / N/A EoT Date: 23/07/2025
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

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	No	N/A
Parish/Town Council comments sought (Kirkburton)	No	N/A
Planning History	Yes	Planning Ref: 98/91570

		<p>Location: 12, Carlton Avenue, Batley. Proposal: Erection of 2-Storey Extension Decision: Conditional Full Permission</p> <p>Planning Ref: <u>2008/94050</u> Location: 12 Carlton Avenue, Staincliffe, Batley, W F 17 7AQ Proposal: Erection of Two Storey Extension Decision: Refused</p> <p>Planning Ref: <u>2012/93299</u> Location: 12, Carlton Avenue, Staincliffe, Batley, WF17 7AQ Proposal: Erection of two storey extension Decision: Conditional Full Permission</p> <p>Planning Ref: <u>2014/92158</u> Location: 12, Carlton Avenue, Staincliffe, Batley, WF17 7AQ Proposal: Erection of side extension Decision: Conditional Full Permission</p> <p>Planning Ref: <u>2025/91125</u> Location: 12, Carlton Avenue, Staincliffe, Batley, WF17 7AQ Proposal: The proposal is for erection of single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 3m Decision: NANR - NOT REQUIRED</p>
Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that single storey front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

Front Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be set well back from the pavement or is well screened; (5.14)	Yes – the house is well setback from the pavement. It benefits from a large, screened, front garden and driveway to the side and a screened rear garden.	
The extension is small, subservient to the original building,	Yes – the extension would appear subservient and has been designed with a pitched roof, in-keeping with host property. It projects out by 2m, spans a width of 3.9m and has an eaves height of 2.65m and an overall height of 3.5m	
The materials and design match the existing features of the original house; and	Yes – materials would match existing	
The extension would not unreasonably affect the neighbouring properties.	Yes – the modest scale would result in minimal impact on neighbouring property.	

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.2 on page 23 (and listed below) and if they do not, they need to be justified:

Rear Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
respect the original house and garden in terms of its size and scale	Yes – the extension does not cover more than half of the total area around the original house.	
use appropriate materials which match or are similar in	Yes – materials to match	

appearance to the original house; and		
not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.	Due to being located on a corner plot any impact would be to the neighbour to the south. It is noted an extension has been agreed by way of HHPD in a similar position to that proposed. The scale and existing fence provides a degree of mitigation in terms of impact on the occupants of the neighbouring property.	

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out in paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

Single storey extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be in keeping with the scale and style of the original house;	Yes – The extension is designed to be in keeping with the scale and style of the original house. It uses matching materials and architectural features, ensuring it blends seamlessly with the existing structure.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings);	Yes – The extension does not cover more than half the total area around the original house	
not exceed 4 metres in height;	Yes – The extension does not exceed 4m in height. The extension has a lean-to roof and has an eaves height of 2.7m, ensuring the structure remains unobtrusive and does not overshadow neighbouring properties.	

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;		No – the extension projects out by 6m. The applicants have a prior approval in place which is afforded significant weight in terms of a fallback position for the scale of the development which would not usually be supported. The projection of the extension can be justified in this instance.
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and		No – the eaves height is 2.7m which is considered a marginal increase and justified in this instance due to land levels and the existing fencing in place.
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.		No – the proposed extension benefits from prior approval under the GDPO, providing a material fallback position.

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character:

The site to which this application relates is 12, Carlton Avenue, Staincliffe, Batley, WF17 7AQ. It consists of a two-storey brick built semi-detached property that benefits from a driveway and a garage and a large garden to the rear. The perimeter of the site is screened by close board fencing and mature trees. The site and its surrounding area are wholly residential characterised by two storey stone built detached and semi-detached properties with various forms of rear extensions.

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 	The proposed front porch is set back from the street and will be	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	<p>screened by close board fencing.</p> <p>The rear extension is large in scale; however, it is located at the rear of the property and is single storey. The proposed development would not appear overly prominent. The proposed development would be located to the rear of the property and will not impact the character or street scene across the frontage of the property.</p>	
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 original property would remain the dominant feature.	✓
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 	As above. The extension would project across the front and rear of the property and is single storey.	✓
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 	Facing materials to match existing.	✓
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 	Lean-to and pitched roof style – acceptable.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD 	Modest size windows in extensions.	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 		
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 which would provide easy access into the main house.	✓

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: Are the considerations in the following table acceptable?

The main properties affected are:

- 10 Carlton Avenue – adjoining semi-detached dwelling. The proposed rear extension may impact this dwelling in terms of overshadowing/loss of light and outlook. Given that number 10 already has some form of a rear extension, the new extension may cause a tunnelling effect on the window located closest to the shared boundary. However, this extension is single storey in nature, has a maximum height of 3.5m and there is a lawful fallback that can be afforded significant weight. The front extension will have no impact on this dwelling.
- 15A Carlton Avenue – located opposite the application site. Shall see an increase in bulk along the front elevation, however, there will be no impact on this dwelling as it is located a significant distance away from it.
- 2 St Mary's Avenue – located to the north of the site. As above.
- 61 & 63 Track Road – located to the rear of the application site. Shall see additional bulk and massing, however, no impact on these properties as they're located a significant distance away from the proposed development.

		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 	Acceptable for the reasons set out above.	✓
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 	As above.	✓
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 	As above.	✓

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: Are the following acceptable?

	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 	Parking is predominantly provided on-street and in curtilage, which remains acceptable due to the location of this property and the neighbouring houses – off the main through-fare. The property also has a driveway big enough to fit a car after the construction of the proposed rear extension.	✓

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 	Maintains appropriate access and off-street parking.	✓
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 	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.	✓

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: Are the following acceptable?

	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 	N/A	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	N/A	✓
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	✓

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
Grouped Plans and Elevations	-3 - Front and Rear Elevations		20-May-2025
Grouped Plans and Elevations	-4 - Side Elevations		20-May-2025
Grouped Plans and Elevations	-1 - Location and Site Plans		20-May-2025
Grouped Plans and Elevations	-2 - Floor Plans		20-May-2025
General	Climate Change Statement		20-May-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: 17/07/2025

