

**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:	<b>2025/62/91465/W</b>
Site Address:	87A, Kaye Lane, Almondbury, Huddersfield, HD5 8XT
Description:	Erection of a single storey extension and rear roof dormer with external alterations.
Recommending Officer:	Edward Cheseldine

**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: 05-Aug-2025**

## **Officer Report**

2025/91465 - 87A, Kaye Lane, Almondbury, Huddersfield, HD5 8XT

### **Site Description**

The application site relates to a semi-detached bungalow dwelling constructed with brick exterior walls and a hipped roof clad with concrete roof tiles. The dwelling includes a modest front and rear residential garden space, with a side access that contains a driveway. A detached garage building sits at the end of the driveway. Kaye Lane is a residential road built in a linear row with rear residential gardens set adjacent to open fields. The application site rests within the Green Belt.

### **Proposal Description**

The applicant is seeking planning permission for the erection of a single storey extension and rear roof dormer with external alterations.

A ground-floor rear extension will be erected. It will project 3.75m from the rear elevation, be 7.00m in width, with a roof height of 3.00m. Exterior surfaces will be formed of a part render, part wooden cladding.

The existing ground-floor extension projects 2.25m, be 3.00m in width with a roof height of 2.70m. It will be clad in wood panelling with alterations to the windows and doors.

A roof dormer will be installed with a projection of 4.00m and width of 3.00m. It is set down from the main ridgeline by 0.20m. Exterior materials include part render, part wooden cladding.

Extensions include large ceiling to floor window openings on the south elevation of the extensions.

As part of the alterations, two chimney stacks will be removed and three ceiling to floor windows will be installed in the side elevation. Alterations will also occur to the front garden area to create a hardstanding area.

### **Negotiations/Amendments**

None necessary.

### **Relevant Planning History**

None relevant.

### **Public Representation**

The application was advertised by way of a site notice, which expired on the 14-Jul-2025, as a result of the publicity, there were no representations.

## **Consultation Responses**

None necessary.

## **Policy & Legislation**

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 27<sup>th</sup> February 2019).

The site is located within the Green Belt on the Kirklees Local Plan.

On 12<sup>th</sup> 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
- **LP 2** – Place shaping
- **LP 21** – Highway safety
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity
- **LP 57** – Extensions, alterations & replacement buildings (Green Belt)

Kirklees Council adopted supplementary planning guidance on house extensions on 29<sup>th</sup> 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 the House Extensions & Alterations Supplementary Planning Document 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 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6<sup>th</sup> 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 2 – Achieving sustainable development
- 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

## **Assessment**

- 1) Principle of Development
- 2) Impact on Visual Amenity
- 3) Impact of Residential Amenity
- 4) Impact on Highway Safety
- 5) Environmental Matters
- 6) Conclusion

### Principle of Development

The application site is located on land allocated as Green Belt in the Kirklees Local Plan.

Chapter 13 of the NPPF requires local Planning Authorities to regard the construction of new buildings in the Green Belt as inappropriate development. Exceptions of which include *‘the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building’* (paragraph 154 c).

Policy LP57 of the Kirklees Local Plan states that *‘extensions will normally be acceptable provided that the host 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.’*

It is essential that development should neither prejudice the open character of the Green Belt nor be disproportionate in relation to the host building. This will avoid detriment to the established character of the area.

Development concerns residential extensions to an existing building. 1965 OS maps indicate since the time of the erection of the planning unit; a detached

garage building, rear single storey extension and conservatory has been erected.

The development includes the erection of a single-storey extension and a roof dormer. Extensions are limited to the rear of the original building, with the front and side remaining as original elements. These elements will remain unaltered apart from cosmetic alterations to the side to include 3 windows openings. Landscaping works will create an area of hardstanding to the front of the property. The existing dwelling would also be rendered.

In terms of additional built form, the original dwellings is a bungalow type dwelling with a footprint of 8.60m x 9.40m with an additional front projection. The rear dormer is set within the rear facing roof plane, it is set below the ridgeline of the main dwelling, leaving a sufficient amount of roof space to not dominate the area. A rear extension will be installed with a projection of 3.75m and length of 7.00m. It will meet the side of the existing rear extension, therefore extensions will cover this elevation albeit leaving a 0.45m to the boundary. In terms of the area covered, the large rear extensions will project less than half of the length of the dwellinghouse, with the existing projection set back further. There is a detached garage set within the curtilage of the building, however, the cumulative impact of built form would not lead to disproportionate additions, given volume is set to the rear and the scale of the extensions are considered appropriate.

In terms of character, extensions are set within the residential curtilage of 87A Kaye Lane. The property has a residential appearance which will not alter due to the proposed extensions and alterations. An area of hardstanding materials will be formed, which will be used for car parking/manoeuvring. A trail of soft landscaping will be retained mitigating the visual appearance of the hard surfacing.

Notwithstanding the above assessment, the level of development subject to this application, is considered to be near the maximum level of development the site can accommodate without impact upon openness and character of the Green Belt to be considered as disproportionate additions. As such, officers deem the removal of permitted development rights to extend the property by extensions and outbuildings would be necessary and this would be secured by condition.

The proposed development is therefore concluded as being acceptable in principle in terms of complying with Green Belt Policy, according with paragraph 154 c) of the NPPF and Policy LP57 of the Kirklees Local Plan

#### Impact to Visual Amenity

The National Planning Policy Framework (2023) sets out to achieve a high level of design. Paragraph 131 outlines this ethos, 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'

Paragraph 133 continues this theme by indicating that 'To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.'

Kirklees Planning Authority have published such guidance within their House Extensions & Alterations Supplementary Planning Document (2021), it expands Policy LP24 (design) of the Kirklees Local Plan. Within which, criterion a) & c) are relevant.

a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

c) 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 5.6 of the House Extensions and Alterations Supplementary Planning Document states single-storey rear extensions should normally:

- Be in keeping with the scale and style of the original
- 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;
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

In a visual sense, the extensions will provide modern additions to the brick built building, due to the flat roof form and glazing. However, the modification are relative in scale to the original dwelling, so not to present a change in character that would be deemed unacceptable. Extensions are well proportioned in relation to the host dwelling. The large rear extension projects 3.75 from the rear elevation it is set off from the boundary. It will appear level with the adjacent conservatory. In a visual sense, the dimensions of the extension is acceptable.

Paragraph 5.4 of the House Extensions and Alterations Supplementary Planning Document states dormers should normally:

- relate to the appearance of the house and existing roof;
- be designed in style and materials similar to the appearance of the existing house and roof;
- not dominate the roof or project above the ridge of the house;

- be set below the ridgeline of the existing roof and within the roof plane
- be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.

A dormer will be placed on the rear facing roof plane. It will have a modern appearance due to the external materials glazing and flat roof form. The roof dormer is on the rear elevation, it is not present within the streetscene. The dormer is set within the roof plane, being below the ridgeline, whilst leaving a gap to the sides. The scale of the dormer is considered to be acceptable, whilst noting that it would not be set back from the eaves, in this case taking account of the single storey extension it is considered this lack of set back does not warrant a reason for refusal in this case.

The proposal would see other alterations, including the application of render to the dwelling and also alterations to create an area of hardstanding to front. It is noted that render is present upon the existing building (to the rear elevation) and the host property benefits from having permitted development rights which are such that much of the works to render the building in its entirety and undertake works to create hardstanding could likely be undertaken by utilising such pd rights. On balance it is therefore considered that refusal on the basis of the visual impact of these elements of the scheme could not be substantiated.

In addition to the Green Belt assessment, the extension complies with the thrust of guidance set out in the House Extensions and Alterations Supplementary Planning Document. It is considered that the appearance of the extension will be subservient to the host dwelling. The extensions have a low form that works in harmony with the landscape. A condition to ensure the materials of construction are in accordance with those shown on the submitted plans is recommended to ensure the visual impact is in accordance with that as applied for.

Subject to condition the application is therefore acceptable in terms of LP24 a) & c) of the Kirklees Local Plan.

#### 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 proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions and Alterations Supplementary Policy Document goes into further detail with respect to outlining principles.

- Key Design Principle 3, '*extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours*'.

- Key Design Principle 4, '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.'

#### *Impact on 85a Kaye Lane*

In terms of privacy, there will be new window openings at a first-floor level with a few into neighbouring private amenity space. The window will be at first-floor level and have an angled outlook towards the garden area, due to this it is not considered to lead to an overlooking relationship that would cause a detrimental change to the current relationship. Currently, there are existing windows at a ground floor level. The two properties are separated by a wooden fence, due to which, the impact from these outlooks will be mitigated.

In terms of a loss of light or outlook, the ground-floor extension will abut an existing conservatory. Its projection will be relative to the adjacent projection. Due to the flat roof form, the light observed within the conservatory will be maintained. There are two skylights on the roof of No. 85a, located to the eastern aspect. There is a sufficient distance so that light levels are persevered from these openings. Due to this it is not considered the extensions will lead to a loss of light or outlook.

To ensure no significant overlooking arises to this property as a result of utilising the flat roof of the rear extension as a balcony or terrace (given large openings are to the rear of the dormer and access to this roof is possible) a condition to ensure its use is as a roof only is recommended for inclusion upon any grant of permission.

#### *Impact on 87 Kaye Lane*

In terms of privacy, there will be new side elevation windows on the ground-floor. Currently there is a low wall and hedging that serves as a boundary treatment. It is acknowledged the hedging can be trimmed back, however a fence can be erected in its place. Due to the existing boundary treatment, the new outlooks will not result in an overlooking relationship.

In terms of a loss of light or outlook, development will not result in built form closer than what exists on site. There is a separation distance of 6.20m between the roof dormer and shared boundary. The roof dormer is set within the existing roof plane. Due to distance and scale of the dormer, it is not considered the extensions will result in a loss of light or outlook.

There are no other properties to be considered due to the linear street pattern.

The proposal therefore accords with Policy LP24c of the Kirklees Local Plan, in terms of impact to residential amenity.

#### Impact on Highway Safety

Policy LP21 states all proposal should ensure the safe and efficient flow of traffic within the development and on the surrounding highway Network.

Policy LP22 and the Kirklees Highways Design Guide Supplementary Planning Document are relevant insofar as they relate to parking provisions.

The number of bedrooms (1) will not increase as part of the proposal. The driveway will be maintained allowing for at least 2 cars to park with additional parking to the front, which is sufficient for the number of bedrooms the dwellings hosts.

A condition is recommended to be included which requires the surfacing of the development to be such that surface water drainage is directed to a permeable part of the site, or permeable materials. On the basis of the inclusion of such a condition it is considered the proposal would not lead to surface water discharge to the highway and would be acceptable in this regard.

## Environmental Matters

### *Ecology*

The development is for extensions to be installed which will affect the roof of the property. Whilst the property is not located in an area which is known to include bat habitats, a cautionary note should be added that if bats are found during the development, then work must cease immediately, and the advice of a licensed bat worker sought.

### *Carbon Budget*

The proposal is a small scale domestic 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.

## **Conclusion**

The application for extensions and alterations has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations Supplementary Planning Document, the National Planning Policy Framework and other material considerations. Given the acceptable principle of development, impact to visual amenity, residential amenity, impact to highway safety and environmental matters, the proposed extensions and alterations are acceptable.

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**

## **Approval**

### **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 ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP21, LP22, LP24, LP30 and LP57 of the Kirklees Local Plan, and policies within Chapters 2, 12, 13, 14 and 15 of the National Planning Policy Framework.
3. The external walls and roofing materials of the development hereby approved shall be in accordance with those set out within the materials key of drawing H1245 201 Rev1. The development shall not be brought into use until it has been completed with the materials approved by this condition which shall be retained thereafter.  
**Reason:** In the interests of visual amenity and to accord with Policy LP24 & LP57 of the Kirklees Local Plan, Key Design Principles of the Kirklees House Extensions and Alterations SPD (2021) and the aims of chapter 12 & 13 of the National Planning Policy Framework.
4. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification) no extensions, roof alterations, porches or outbuildings (Class A, AA, B, D & E), other than those expressly authorised by this permission shall be constructed on the site.  
**Reason:** In order to preserve the essential characteristics of the Green Belt, its openness and permanence, and to accord with Chapter 13 of the National Planning Policy Framework.
5. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)'

published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

**Reason:** In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, the Council's adopted Highways Design Guide and the policies within Chapter 9 of the National Planning Policy Framework

6. The flat roof of the single storey extension to rear hereby approved shall be used as a roof area only and shall not be used as a balcony or terrace area at any time throughout the lifetime of the development.

**Reason:** To ensure no detrimental level of overlooking of neighbouring occupiers occurs in the interests of the residential amenity of neighbouring occupiers to accord with policy LP24 of the Kirklees Local Plan, Principles 3 and 4 of the Council's adopted House Extensions and Alterations SPD, and Policies within Chapter 12 of the National Planning Policy Framework.

**NOTE:** Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership.

**NOTE:** Due to its location, a bat roost may be present on site. Bats are a European species under regulations of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone to intentionally kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether bats are present or not. If bats are discovered on site, development shall cease, and the applicant is advised to contact Natural England for advice.

**NOTE:** To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays, with no working Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

**Plans and specifications schedule: -**

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	H1245 001	Rev0	28 May 2025
Proposed site plan (including ground floor)	H1245 100	Rev2	28 May 2025
Proposed site plan (including first floor)	H1245 101	Rev0	28 May 2025
Existing floor plans – ground floor	H1245 010	Rev1	28 May 2025

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing floor plans – first floor	H1245 011	Rev1	28 May 2025
Existing floor plans – roof	H1245 012	-	28 May 2025
Proposed floor plan – Ground floor	H1245 110	Rev2	28 May 2025
Proposed floor plan – First floor	H1245 111	Rev0	28 May 2025
Proposed floor plan – Roof	H1245 115	Rev0	28 May 2025
Existing elevations	H1245 021	Rev1	28 May 2025
Proposed elevations	H1245 201	Rev1	28 May 2025
Existing sections	H1245 022	Rev0	28 May 2025
Existing sections	H1245 031	Rev1	28 May 2025
Proposed sections	H1245 201	Rev1	28 May 2025
Proposed sections	H1245 202	Rev0	28 May 2025
Climate change statement	-	-	28 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 Planning Authority has, 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.

