

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:	2025/62/91493/E
Site Address:	24, Pollard Avenue, Gomersal, Cleckheaton, BD19 4PP
Description:	Erection of single storey rear and side extension
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 31-Jul-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91493
Location	24, Pollard Avenue, Gomersal, Cleckheaton, BD19 4PP
Proposal	Erection of single storey rear and side extension
Publicity end date	14-Jul-2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
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	✓	

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)
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	
Parish/Town Council comments sought	No	
Planning History		

	Yes	2025/90765 - Erection of single storey rear and side extension - Refused
Consultations required	No	

Assessment

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

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be in keeping with the scale and style of the original house		The scale of the extensions is in keeping with the original dwelling and meets the requirements of the House Extensions & Alterations Supplementary Planning Document. There will be a material change, due to the cedar wood cladding, given the subservience of the extension and its set back from the principal elevation, the change in appearance is acceptable.
Not normally cover more than half the total area around the original house (including previous extensions and outbuildings);	Yes – the application site has a moderately sized front and rear residential garden. Extensions will not cover 50% of this space.	
Not exceed 4 metres in height		

	Yes – the maximum height of the rear extension is 3.80m.	
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	The application property is semi-detached, it projects 3.00m from the original rear elevation.	
Where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	N/A	
Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		The application dwelling is a semi-detached property. The rear extension will abut the property boundary, shared with 22 Pollard Avenue. Given the projection and height of the extension, it is not considered the extension should be set off from the boundary by 1.00m. In a visual sense, the extension is acceptable. An assessment of the impact to residential amenity of 22 Pollard Avenue will take place in the paragraphs below.

The Kirklees SPD sets out that single-storey rear extensions should comply with certain parameters set out at paragraph 5.17 on page 28 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>

Not extend more than two thirds of the width of the original house;	The side extension projects 1.40m from the original side elevation, which is less than two thirds of the dwelling.	
Not exceed a height of 4 metres; and	The maximum height of the side extension is 3.80.	
Be set back at least 500mm from the original building line to allow for a visual break	The side extension is set back 5.30m from the principal elevation of the dwelling.	

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

Summary of local street scene/character:

24 Pollard Avenue is a two-storey, semi-detached dwelling in Gomersal. It is constructed with part brick, part render exterior walls and a pitched roof clad in concrete roof tiles. The property is set within a rectangular plot, containing a moderately sized rear and front garden space. A side driveway leads to a single garage to the rear of the plot.

Pollard Avenue is a residential area, comprising of two-storey, semi-detached properties and bungalows. These dwelling are similar in appearance due to their age and materials.

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.

	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	In terms of the impact to the streetscene, the side extension will be visible from Pollard Avenue. The extension will be clad in cedar boards. In	

		terms of a visual impact, the side extension is set back from the front elevation, it will appear slim due to its width and retains a sufficient gap. The extension is therefore respectful to the streetscene.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	There will be a change in material from the brick constructed dwelling. Given the overall scale of the extension in relation to the host dwelling, whilst it will alter the character of the dwelling by introducing a modern material, it is not considered to lead to be negative impact to the host dwelling. The extensions will still appear residential in nature. In addition to the above, there is an existing outbuilding at the adjacent site which is clad in timber, and as such, this is not an alien feature within the vicinity.	
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The height, scale and mass of the extensions meets the guidance set out with the House Extensions & Alterations Supplementary Planning Document. It is appropriate in respect of the host dwelling and scale of the residential plot.	
Facing materials and detailing	• KDP 9 of the SPD	There will be a change in material, due to the cedar	

	• Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	wood cladding. Due to the subservience in scale to the host dwelling and set back of the side extension, the facing materials are acceptable.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	A mono-pitched roof will be placed on the extensions which is respective of the appearance of the pitched roof of the dwelling.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Window openings will be placed on the rear elevation and front of the side extension, rooflights will be installed. Their placement and scale is appropriate. They appear residential in nature.	

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:

- 22 Pollard Avenue

	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)	In terms of privacy, there are 3 rooflights and ground floor level windows on the rear elevation that have an outlook in the direction of	

	Chapter 12 of the NPPF	private space. Skylights are high level and angled away from the property. Currently there is a hedged boundary between the properties. Whilst it is noted this could be trimmed back, a fence could be installed if it is deemed the hedge is not providing privacy for the rear garden. Given the relationship of the windows, it is not deemed the new outlooks will impact upon privacy relations currently observed.	
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	The rear extension that is set adjacent to the property boundary projects 3.00m from the original rear elevation. It has a pitched roof which has a maximum height of 3.80m. Given the projection, roof form and height, it is not considered the extension will lead to a loss of light or outlook.	

- 29-35 Pollard Way

	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	In terms of privacy, there will be a new skylight which faces towards this property group. As it is high level and angled, it	

		is not considered to impact upon privacy of neighbouring occupiers. A kitchen window will be divided due to the creation of a w/c area. It will be conditioned this window is obscurely glazed to protect the privacy of future and neighbouring occupiers.	
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	The side extension will be constructed which will move built form towards this property row. There will still be the retention of a 1.00m side space to the boundary. The side extension is single storey. Due to its placement and height, it is not considered the side extension will lead to a loss of light or outlook.	

Due to distance, there are no other properties that will be impacted.

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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	

Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The number of bedrooms within the dwelling will remain as previous, there will be no additional bedrooms due to the extension. The extension will fall over a section of the driveway. It will still accommodate 2 vehicles. Therefore, there will not be an impact to parking	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	A 1.00m space to the side of the property will be retained for bin storage.	

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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF		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	✓

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 of the extension shall be constructed with cedar wood cladding and brick course exteriors, whilst the roofing materials of the extension shall be constructed with concrete roof tiles, as indicated on drawing reference (PL) 003.

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.

4. The development shall not be occupied until the W/C window in the side elevation of the extension hereby approved has been obscurely glazed (to a minimum Grade 4). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing (to a Grade 4) shall thereafter be retained.

Reason: To protect the privacy of future and neighbouring occupiers and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	(00) 000	-	29 May 2025
Existing block plan	(00) 002	-	29 May 2025
Proposed block plan	(PL) 001	-	29 May 2025
Existing grouped plans	(00) 002	-	29 May 2025
Proposed floor plan	(PL) 002	-	29 May 2025

Plan Type	Reference	Version	Date Received
Proposed elevations	(PL) 003	-	29 May 2025
Climate change statement	-	-	29 May 2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2024 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 2015 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.