

**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:	2025/62/91605/W
Site Address:	6, Furnbrook Gardens, Kirkheaton, Huddersfield, HD5 0DY
Description:	Erection of first floor extension
Recommending Officer:	Elenya Jackson

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: 06-Aug-2025

Officer Report

Reference No. 2025/91605

Site Address: 6, Furnbrook Gardens, Kirkheaton, Huddersfield, HD5 0DY

Proposal: Erection of first floor extension

Site Description

The application relates to 6, Furnbrook Gardens, a 1.5 storey detached property situated in Kirkheaton. The dwelling is constructed in brick and incorporates a front facing gable end. The neighbouring properties are of residential use and comprise of detached dwellings which are of similar materials and architectural styles. The site is not within a conservation area, nor are there any listed buildings nearby.

Description of Proposal

The proposal is for the erection of a first floor extension with a front and rear dormer. The details of the proposal have been summarised below:

- First floor extension over existing dining room. This would project 3m beyond the side elevation of the house with a maximum height of 5.7m and a width of 5.6m
- Addition of a front and rear dormer which would have a width of 3m
- Alterations to fenestration on host building.

The proposed extension would have rendered walls.

History of negotiations / amendments received

No amendments were sought or received during the course of the application.

Relevant Planning History

Not Applicable.

Representations

The application was publicised by site notice, which expired on 24th July 2025. As a result of the above publicity, no representations have been received.

Consultation Responses

None required.

Policy

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 27th February 2019).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highways and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity and Geodiversity
- **LP 52** - Protection and Improvement of Environmental Quality

Kirklees Council adopted supplementary planning guidance on house extensions on 29th 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 that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

In this case, the following SPDs are applicable:

- Highways Design Guide SPD (adopted 4th November 2019)
- Biodiversity Net Gain Technical Advice Note (adopted 29th June 2021)
- House Extensions and Alterations SPD (adopted 29th June 2021)

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, the Planning Practice Guidance Suite (PPGS) first launched 6th 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 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment

Assessment

1. Principle of development

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

1. Impact on Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (SPD) does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the SPD goes onto state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.

First floor Side Extension

The proposed first floor side extension would project approximately 3m beyond the side elevation of the host dwelling. It is considered that the width of the extension is largely delineated by the scale of the existing ground floor projection. The proposal would have a maximum height matching the host dwelling; however, it would be set back from the principal elevation of the dwelling by 4.7m and therefore would not appear overly dominant in the street scene. It is also considered that due to the location of the proposal, there would be limited vantage points from the public realm which would further aid its integration with the street scene. Furthermore, it would appear that the neighbouring property at number 8 appears to have a similar style extension which, although approved many years prior, will act to integrate the extension into the street pattern.

Erection of Front and rear Dormer

The submitted plans demonstrate that the proposed extension would feature a dormer in the front and rear elevation of the dwelling. Officers consider that there are other examples of dormers within the street scene and therefore they would not appear overly discordant in the public realm.

Whilst the alterations would change the appearance of the dwelling, it is considered that the proposal would not have any significant visual impact on the character and appearance of the host property and wider street scene.

Alterations to Fenestration

The proposed alterations to the windows would be considered marginal in the context of the host dwelling as the location of the windows would remain largely unaltered. Given that the fenestration proposed would be of an appropriate design and scale, it is considered to respect the appearance and character of the host property and surrounding area.

Summary

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

2. 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 SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

4 Furnbrook Gardens: Adjoins the application site to the east.

Overlooking: The proposed extension would be screened by the host dwelling and the alterations to the windows would add obscured glazing into the existing layout. Therefore, no significant issues are raised regarding overlooking.

Overshadowing/loss of light: The increase in scale of the proposal would be screened by the host dwelling and therefore would not raise any significant issues regarding overshadowing/loss of light or overbearing.

8 Furnbook gardens: Adjoins the application property to the west.

Overlooking: The proposal would not add any additional side facing windows. There would be an additional window to the north of no.8; however, officers consider that this would have an offset relationship with the fenestration at no.8. Therefore, no significant issues are raised regarding overlooking.

Overshadowing/loss of light overbearing: Due to the topography of the site, no 10 is on a higher ground level than the application property. The proposed

extension would be located to the north of no.8 and have an offset relationship with the property. Therefore, there would not be any significant issues regarding overshadowing/loss of light or overbearing.

40 St Pauls Road: Adjoins the application site to the north. Due to the offset relationship between the dwellings, the south west corner of the garden of no.40 adjoins the north east corner of the application site.

Overlooking: The proposal would add one rear facing window towards no.40. There would be 16.5m between the rear of the application site and no.40 and approximately 9.4m between the proposal and the shared boundary. Officers consider that as the relationship between the properties is offset and there is not a direct relationship, no significant issues would be raised regarding overlooking.

Overshadowing/loss of light/overbearing: It is considered that the proposal would retain a sufficient separation distance to not raise any significant concerns regarding overshadowing/loss of light or overbearing.

Summary

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

3. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed alterations would intensify the domestic use at the dwelling due to it creating one extra bedroom. Officers consider that the proposal would not affect the existing parking arrangements on site. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

4. Other Matters

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.

There are no other matters relevant to the determination of this application.

5. Representations

No representations were received following the statutory publicity.

6. Conclusion

This application for the erection of a first-floor extension to 6, Furnbrook Gardens, Kirkheaton, Huddersfield, HD5 0DY has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered to be 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. 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: Approve

Decision Authorisation - Delegated Powers

Application Number: 2025/91605

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 ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30 and LP52 of the Kirklees Local

Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The first floor side extension hereby approved shall be finished in render and roof tiles matching the host dwelling. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapters 12 and 16 of the National Planning Policy Framework.

4. Notwithstanding the approved plans, this permission does not grant consent for the rendering or cladding of the existing external walls of the host dwelling. The external finishes of the existing dwellinghouse shall remain as existing unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the aims of Chapters 12 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

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. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
Location Plan, Existing Site Plan, Elevations and Floor Plans	25040D-01-P01	P01	11/06/2025
Proposed Site Plan, Elevations and Floor Plans	25040D-02-P03	P03	11/06/2025
Climate Change Statement	-	-	11/06/2025

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 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. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter