

**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:	2025/62/91641/E
Site Address:	2, Stonecroft Gardens, Shepley, Huddersfield, HD8 8EX
Description:	Erection of part two storey and part first floor side extension above existing garage and single storey rear extension
Recommending Officer:	Morgan Braithwaite

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: 24-Sep-2025

OFFICER REPORT

Site Description

2, Stonecroft Gardens, Shepley, Huddersfield, HD8 8EX is a two-storey detached dwelling faced in stone. The property benefits from amenity space which surrounds the property, comprising of turfed and patio areas, along with an integrated single garage and driveway, located to the front (east) of the property. A combination of hedging and fencing act as boundary treatments between the applicant and neighbouring properties. These boundary treatments vary in height from 2.5m to 0.9m.

The area is predominantly residential with properties being similar in scale, appearance and material palette. A variety of local amenities are located within close proximity to the applicant property.

Description of Proposal

The application seeks approval for the erection of a part two storey part first-floor side extension above the existing garage and a single storey rear extension.

The proposed rear extension would see an increase in length to approximately 5.6m (an increase of 1.8m) and maintain the existing projection from the host dwelling of approximately 2.5m. The proposal would see the removal of existing patio doors and window in the south elevation and the addition of bi-folding doors spanning approximately 4.2m across the western elevation and have an approximate height of 2m. The existing window in the northern elevation is to remain. This element of the proposal would maintain the lean-to roof which has an approximate ridge height of 3.7m and an approximate eaves height of 2.4m. It has been proposed that the rear extension roof would receive two roof lights measuring approximately 1.1m in height and 0.95m in width.

The proposed part two storey and part first-floor side extension above the existing garage would see an increase in length of approximately 3m, resulting in a total length of 9.1m and maintaining the existing width of 2.8m. The proposal would see the continuation of the pitched roof which has an approximate ridge height of 7.7m and an approximate eaves height of 5.1m. Windows measuring approximately 0.95m in height and 0.6m in width are to be incorporated into the part two storey and part first-floor side extension east and west elevation.

The materials used in constructed shall match that of the existing dwelling which includes; natural random coursed stone, concrete roof tiles, brown PVCu windows and composite aluminium bi-folding door.

Relevant Planning History

No relevant planning history.

Consultations

None required.

Representations

The Council undertakes the legal statutory publicity requirements, as set out within the Kirklees Development Management Charter. As such, this application has been publicised via site notice. The expiry date for publicity of this case was 15th September 2025.

No representations to publicity have been received.

For clarity as to what is being considered the description has been updated to include reference to the fact the development is a part two storey and part two storey and part first-floor side extension. Notwithstanding this fact it is considered that the description as publicised adequately alerted the public to the nature of the development and further publicity of the updated description was not necessary in this case.

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. The site falls within an area with a known presence of bats.

On 12th 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
- **LP2** – Place shaping
- **LP 22** Parking
- **LP 24** – Design
- **LP 30** – Biodiversity and Geodiversity

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This supplementary planning document 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.

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 2023, and 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 and beautiful places
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

1) Principle of development

The site is without notation of 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 the 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 is considered acceptable, and the proposal shall now be assessed against all other planning considerations, including visual and residential amenity, as well as highway safety.

These issues along with other policy considerations will be addressed below.

2) Impact on visual amenity

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design

Key Design Principle 1 of the House Extensions and Alterations supplementary planning document (SPD) state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area of the street scene. Furthermore, Key Design Principle 2

of the HEASPD goes onto state that extensions should not dominate or be larger than the original dwellinghouse and should be in keeping with the existing building in terms of scale, materials, and details.

Paragraph 5.6 of the House Extensions and Alterations SPD sets out that single storey extensions to rear should:

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

Paragraph 5.19 of the House Extensions and Alterations SPD sets out that two-storey side extensions can have a significant effect on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of an area. It goes on, at paragraph 5.20, to state that two-storey side extensions should:

- not take up all or most of the space to the side of a house;
- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house.

The proposed part two storey and part first-floor side extension would be visible in the street scene as it would contribute to the principal elevation which is visible from the highway. It would protrude forward of part of the principle elevation, although it is noted this is a stepped front elevation and the part two storey and part first-floor side extension would replicate the design of the host property which has an element protruding forward. The design is symmetrical in terms of the existing design features of the host property. In this case it is considered this is suitable justification that the extension is not set back, or set down from the roof.

This conclusion is drawn having regard to street scene and fact the host property is at an oblique angle in relation to neighbouring dwellings and there is a variety of house types to this part of the street.

The part two storey and part first-floor side extension side extension would meet other elements of the recommendations of the SPD particularly as it is predominantly above an existing single storey element of the dwelling.

The single storey extension is located to the rear of the property and would be screened by the properties existing boundary treatments. The scale and design is consistent with the host property and would meet the recommendations of the SPD.

In conclusion the proposed developments would be acceptable when viewed within the street scene and wider vantage points and would not dominate nor be larger than the original dwellinghouse in this case taking account of the design characteristics of the host property. The materials used on the proposed development shall match that of the existing dwelling, and be secured by condition.

Having taken the above into account, the proposed extension 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 (a) in terms of the form, scale, and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building.

3) 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 proposal 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 of Key Design Principle 3 on privacy, Key Design Principal of overshadowing/loss of light, Key Design Principal 6 on preventing overbearing impact and Key Design Principal 7 for outdoor space.

Impact on 4, Stonecroft Gardens, Shepley, Huddersfield, HD8 8EX

There is approximately 5.2m between the side elevation of the applicant property and no.4. The proposed single storey extension is located to the west, while the first-floor side extension is located to the south; no.4 is also located to the south of the applicant property. However, due to the splayed relationship between the two dwellings along with the existing boundary treatments, no significant issues are concluded to arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 6, Stonecroft Gardens, Shepley, Huddersfield, HD8 8EX

There is approximately 21.53m between the rear elevation of the applicant property and the side elevation of no.6. The proposed single storey extension is located to the west, while the first-floor side extension is located to the south; no.6 is also located to the south-west of the applicant property. However, the first-floor extension would be predominantly screened by no.4, as well as the single storey rear extension which would be predominantly screened by the

existing boundary treatments. It is further noted that there is a significant separation distance between the two properties, as well as a splayed relationship. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 14, Stonecroft Gardens, Shepley, Huddersfield, HD8 8EX

There is approximately 30m between the side elevation of the applicant property and the principal elevation of no.14. The proposed single storey rear extension is unlikely to be visible to no.14 due to its scale and its screening by existing boundary treatments and the orientation of no.4. It is likely that the side extension would be visible to no.14 due to its scale, however, due to the significant separation distance and splayed relationship, it is unlikely there would be any impact on no.14 from the proposed works. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 16, Stonecroft Gardens, Shepley, Huddersfield, HD8 8EX

There is approximately 28.4m between the side elevation of the applicant property and the principal elevation of no.16. The proposed single storey rear extension is unlikely to be visible to no.16 due to its scale and screening by existing boundary treatments and the orientation of no.4. It is likely that the side extension would be visible to no.16 due to its scale, however, due to the significant separation distance and splayed relationship, it is unlikely there would be any impact on no.16 from the proposed works. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 19, Lea Drive, Shepley, Huddersfield, HD8 8EX

There is approximately 25.4m between the principal elevation of each dwelling. Due to the single storey extension to the rear (west) it is unlikely it would impact no.19 which is located to the east. The first-floor side extension would be visible to no.19, however due to the separation distance between the two dwellings, it is unlikely that there would be a significant impact. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 21, Lea Drive, Shepley, Huddersfield, HD8 8HA

There is approximately 5m between the side elevation of each dwelling. Due to its location to the north of the applicant property, it is not considered that there would be any impact as a result of the erection of the first-floor extension which is located to the south. The single storey scale of the rear extension along with the partial screening by existing boundary treatments would mitigate any impact this element of the proposal may have on no.21. the size and scale of the single storey rear extension is not considered to be significant in terms of impact to this dwelling given the distance it is sited from no.21. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 221, Abbey Road, Shepley, Huddersfield, HD8 8AB

There is approximately 33.2m between the rear elevation of each dwelling, with no.221 located to the north-west of the applicant site. Due to the separation distance and the partial screening of both elements of the proposal by a combination of other dwellings and boundary treatments, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 223, Abbey Road, Shepley, Huddersfield, HD8 8AB

There is approximately 33.5m between the rear elevation of each dwelling, with no.223 located to the north-west of the applicant site. Due to the separation distance and the partial screening of both elements of the proposal by a combination of other dwellings and boundary treatments, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 225, Abbey Road, Shepley, Huddersfield, HD8 8AB

There is approximately 35.2m between the rear elevation of each dwelling, with no.225 located to the north-west of the applicant site. Due to the separation distance and the partial screening of both elements of the proposal by a combination of other dwellings and boundary treatments, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 227, Abbey Road, Shepley, Huddersfield, HD8 8AB

There is approximately 38m between the rear elevation of each dwelling, with no.227 located to the north-west of the applicant site. Due to the separation distance and the partial screening of both elements of the proposal by a combination of other dwellings and boundary treatments, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

In summary, the proposal would have no adverse impact upon the residential amenity of adjacent occupiers and would accord with Policy LP24 of the KLP and the Key Design Principles of the House Extensions and Alterations SPD.

4) Impact on highway safety

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principles 15 and 16 of the adopted House Extensions & Alterations SPD seek to ensure that acceptable levels of off street parking / waste storage areas are retained and are also considered to be relevant.

The proposal would result in some intensification of the domestic use of the property as it would see the addition of a fourth bedroom, which in turn sees the requirement for a third parking space at the property. Currently, the property benefits from a single integrated garage along with parking provision for two vehicles on the driveway.

Given the existing parking arrangements would remain the proposal is considered to be acceptable in this regard. Waste storage would remain possible within the curtilage of the dwelling.

Therefore, the proposal would not represent any additional harm in terms of highway safety and as such, complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions and Alterations SPD.

5) Other matters

Carbon Budget

The proposal is a small-scale 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.

Bats

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers. Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest and relate to a reasonably modern construction dwelling which features well sealed eaves. Therefore it is considered unlikely that the proposals would have an impact on the bat population. An informative would be provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

6) Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions:

- Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.
- Matching materials condition

7) Conclusion

The application to erect a part two storey and part first-floor side extension above the existing garage and a single storey rear extension at 2, Stonecroft Gardens, Shepley, Huddersfield, HD8 8EX 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.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Governments 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 APPROVE

Decision Authorisation – Delegated Powers

Application Number: 2025/91641

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP22, LP24 & LP30 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and policies within Chapters 2, 12 and 15 of the National Planning Policy Framework.

3. The external facing and roofing materials of the development hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and policies within chapter 12 of the National Planning Policy Framework.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

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.

Plans and specifications schedule: -

Plan Type	Reference	Date Received
Location Plan	PP-14098789v1	16/06/2025
Existing GA Plans	22-001	16/06/2025
Existing Elevations	20-001	16/06/2025
Proposed GA Plans	22-002	16/06/2025
Proposed Elevations	20-002	16/06/2025
Supplementary Design Document		19/06/2025
General – Climate Change Statement		19/06/2025
Application Form		16/06/2025

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 2015 and otherwise actively engaged with the applicant in dealing with the application.

Report Dated: 19/09/2025