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:	**2025/62/91656/W**
Site Address:	12, Edge View, Golcar, Huddersfield, HD7 4BZ
Description:	Erection of single storey side extension
Recommending Officer:	Joshua Merriman

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.

Kerri Simpson

AUTHORISED OFFICER

Date: 18-Aug-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91656
Location	12, Edge View, Golcar, Huddersfield, HD7 4BZ.
Proposal	Erection of single storey side extension.
Publicity end date	25/07/2025.
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site has no allocation within the Kirklees Local Plan.
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	✓	

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

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 9: Construction materials
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	**SUMMARY**
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	2019/93170 – Installation of platform lift – Conditional Full Permission. 2024/91472 – Erection of extensions and associated alterations – Refused. - The proposed development by reason of its design, scale

		and massing would fail to be subservient to the original dwelling and would appear out of keeping to the host dwelling, having a harmful impact upon the character and appearance of the dwelling and wider street scene. - By reason of its close proximity scale, massing and design, the proposed development would have an unacceptable overbearing and overshadowing impact, and be unduly oppressive, to the occupiers of No. 10 Edge View.
Consultations required	No	

Assessment

The application seeks permission for a single storey side extension.

The extensions is proposed to project approximately 3.82m from the side elevation of the existing building, with a maximum height of approximately 4.17m, eaves height of 2.66m, and a depth of 5.5m.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16 and 5.17 on page 28 (and listed below) and if they do not, they need to be justified. The property is also set within a corner plot and therefore paragraph 5.34 on page 30 is also of relevance:

Side extensions	**Yes - COMPLY**	**No - JUSTIFY**
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	The proposal is considered to be sited an adequate distance away from surrounding neighbouring properties to ensure reasonable levels of natural light are allowed to the habitable rooms in neighbouring properties.	

Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	All windows in the extension look onto the front elevations or front gardens of neighbouring properties, the application site, or the road adjacent to the site, therefore, there is no potential for overlooking into neighbouring private rear amenity spaces/gardens.	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The proposal does not extend more than two thirds of the width of the original house.	
not exceed a height of 4 metres		The maximum height of the extension is 4.17m, exceeding 4m. However, in the context of the site and distance between the proposal and neighbouring sites, it is considered that the breach is insignificant, will have no impacts and can therefore be acceptable.
be set back at least 500mm from the original building line to allow for a visual break	The extension is set back 500mm from the front elevation of the existing building.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 12, Edge View, Golcar, Huddersfield, HD7 4BZ, a bungalow faced in brickwork, with a pitched hipped roman style tiled roof, and white uPVC windows and doors. The application property lies in a slightly varied street scene, being surrounded by a mixture of bungalows and two-storey properties, some faced in brick and others render, with a mixture of gable and hipped roofs. Furthermore, the application dwelling benefits from amenity

space to the front and rear, with a hard-standing parking area and garage to the rear.

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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The extension is proposed to be screened by newly implemented hedges, and will be constructed using matching materials, therefore, it is considered that there will be no significant impact upon the local character and street scene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Given the limited scale of the extension and use of only matching materials, it is considered that there will be no significant impact upon the original house.	✓
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 proposal is subservient to the existing building with regard to height, scale, and massing.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The extension is to be faced in brickwork with white uPVC windows and doors, all of which match the host property.	✓
Roof style	• KDP 1 and 2 of the SPD	A pitched roman style tiled roof will be utilised,	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	matching that of the existing building.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	All windows proposed in the extension are considered proportionate to those in the existing dwelling with regard to size and positioning.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alternate access arrangements required.	✓

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:

The main properties affected are:

- 18, Warwick Avenue, Golcar, Huddersfield, HD7 4BX – Neighbouring dwelling to the North.
- 19, Warwick Avenue, Golcar, Huddersfield, HD7 4BX – Neighbouring dwelling to the East.
- 20, Warwick Avenue, Golcar, Huddersfield, HD7 4BX – Neighbouring dwelling to the North.
- 22, Warwick Avenue, Golcar, Huddersfield, HD7 4BX – Neighbouring dwelling to the North.
- 15 Edge View, Golcar, Huddersfield, HD7 4BZ – Neighbouring dwelling to the East.

	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	• KDP 3 & 4 of the SPD	The proposed windows on the northern elevation of the proposal would	✓

sides, rear and front)	• Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	maintain a separation distance of circa 19m from the front elevation of No. 20 Warwick Avenue, however the proposal would introduce hedging and a wall, as to mitigate the impact of direct overlooking. The proposed windows on the eastern elevation would not be directly opposite those on the front elevation of No.15 Edge View. The proposed windows on the western elevation would be circa 16m, however due to the development sitting on higher ground would produce views towards the neighbours roofscape. Given the above, it is not considered that the proposal would result in a detrimental impact on the privacy of neighbouring dwellings.	
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	Given the limited scale of the extension and adequate distance between the site and neighbouring properties it is considered that there will be no significant impact on light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As aforementioned, due to the limited scale of the extension and its adequate distance from neighbouring properties it is considered that there will be no significant	✓

		impact upon neighbouring properties with regard to overbearing or overshadowing.	
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	At least 50% of the current garden space will remain at the site, which is considered to be an acceptable amount.	✓

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:

	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	As the extension is proposed to be screened by hedges adjacent to the closest highway, it is considered that there will be no significant impact on highway safety in this event.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Although a parking space will be lost on the site as a result of the development, it is considered that the two spaces facilitated by the hard-standing area to the rear are adequate for a dwelling of such scale, therefore, the current parking provision is acceptable to remain.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv)	Although nothing specific is detailed within the submitted plans, there will be adequate space on site for waste storage.	✓

	• Chapter 12 of the NPPF		

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:

	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	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	The application site is not located in an area of any ecological interest.	✓
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 terms of the planning application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.	✓
Drainage and Flood Risk	• KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP	The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	**Officer response**	**Addressed ✓ / X / N/A**
None.		N/A

Conclusion:

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: CONDITIONAL FULL PERMISSION

Decision Authorisation - Delegated Powers
Application Number: 2025/91656
Officer Recommendation: Conditional Full Permission

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 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
Plan and Elevations as Existing	001	-	19/06/2025
Plan and Elevations as Proposed	002	-	19/06/2025
Application Forms	-	-	19/06/2025
Climate Change Statement	-	-	23/06/2025

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 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: 25/07/2025