

**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:	2025/62/91664/E
Site Address:	New Barn, 23A, Strawberry Avenue, Liversedge, WF15 7NY
Description:	Erection of two storey and single storey rear extension and erection of two storey side extension with associated 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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 14-Aug-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91664
Location	New Barn, 23A, Strawberry Avenue, Liversedge, WF15 7NY
Proposal	Erection of two storey and single storey rear extension and erection of two storey side extension with associated alterations
Publicity end date	06-Aug-2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	14 th August 2025
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	None	
Parish/Town Council comments sought	No	

Planning History		2023/90666 - Erection of two storey front and side extensions and erection of single and two storey rear extension with internal and external alterations – Permission granted
Consultations required	None required.	

Assessment

The property benefits from an 'L' shape footprint. The applicant is seeking an extension to the north-western elevation of the dwelling. This area forms a 'bookend' of a wing of the dwelling. Due to the nature of the layout of the building, the extension will be assessed as a two-storey side extension.

The Kirklees SPD sets out that rear extensions should comply with certain parameters set out at paragraph 5.20 & 5.22 on page 29 & 30 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Not take up all or most of the space to the side of a house	In terms of side space, there will be a 1.80m distance between the extension and boundary to the side of the property.	
Maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	.	To the rear of the side extension will be gap of 0.50m to the boundary. A caravan sits to the west, adjacent to this boundary. The caravan faces towards the north, it is single storey. The wider spatial pattern of the area is a sporadic in terms of layout. Due to

		the existing spatial pattern, the extension will not lead to a terracing effect, therefore the distance is acceptable in a visual sense.
Be set back at least 500mm from the front wall of the house.		The extension will not be set back from the adjoining dwelling. A visual break will be provided through a step down in height from the main roofline.
Ideally be visually smaller in relation to the original house	A visual break will be provided through a step down in height from the main roofline.	
Have a roof design that follows the form of the existing roof		The extension will have a pitched roof, following the style of the main building.

The proposal will introduce glazed façades in the south elevations which will replace the stonework on the building elevations. A gable-end will also be installed on the north elevation. The dwelling has a modern appearance, even though it has been built in a traditional style. The glazing will complement the host dwelling. Given the number of materials present within the surrounding buildings, the introduction of the glazing will not alter the character of the wider area.

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

Summary of local street scene/character:

23A Strawberry Avenue is a detached house in the area of Liversedge. The dwelling has a stone exterior with wood effect window frames and concrete roof tiles. The application site has generous curtilage, especially to the front and rear of the property. The boundary treatment for the property boundary includes a high stone wall with infill fencing between the stone posts.

The application site is situated behind residential properties on Strawberry Avenue, off a single-track backroad. The site has its own entrance and gateway. There is an array of residential building types in the area with differing materials and designs, including large dwellings, a block of flats, a caravan site and electricity distribution site.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	<p>The application site is set behind the building row along Strawberry Avenue. The building is present from views within this road and from the rear facing windows of residential properties.</p> <p>South and east elevations are the most visually prominent. They will be altered through the side extension and installation of glazing.</p> <p>Given the location of development and materials present in the area, the change in appearance will not impact the character of the area.</p>	
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	<p>Design alterations will present a modern appearance to the building on the southern elevation; however, it will retain its overall appearance due to the retention of the traditional styling present on the</p>	

		other faces of the building.	
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The extension is subservient to the host building. The ridgeline of which is stepped down. Therefore, the alterations are acceptable in terms of height, scale and massing.	
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	A gable-end will be installed on the north elevation which will compliment the existing elevation.	
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The extension will have a pitched roof, following the style of the main building.	
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Additional glazing will be introduced on the building, presenting a change to the fenestration of the building. Whilst new openings are larger than the traditional openings on the building, they are not considered to be over and above what would be deemed acceptable as details on the other elevations are retained.	

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:

- Headland Farm (north)

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	<p>In terms of privacy there will be windows on the ground-floor and first-floor facing in the direction of neighbouring land.</p> <p>These windows will be obscurely glazed to protect the amenity of neighbouring occupiers.</p>	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	<p>The extension is set back from the principal elevation of Headland Farm by 1.80m.</p> <p>The extension will block early morning sun, casting a shadow over Headlands Farm. Given the extension is set down and in, and with the gable roof style, the profile of the extension is set within the existing property, which will reduce the overshadowing effect to an acceptable level.</p>	

- Headland Farm (west)

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	There are no proposed windows facing in this direction.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Due to the orientation of the sun, there will be a minor overshadowing impact within the garden during the early hours of the morning in high-summer. However given the extent of the garden, this will not be to the detriment of amenity.	

- 35A Headlands Road

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	There are no proposed windows facing in this direction.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Due to distance, there will not be a loss of light or outlook.	

- 21 & 23 Strawberry 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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	These properties are 32.00m from new windows in the east elevation, therefore there will be no impact in terms of privacy.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Due to distance, there will not be a loss of light or outlook.	

- 2, 4 & 6 Cliff Court

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	These properties are 30.00m from new windows in the south elevation, therefore there will be no impact in terms of privacy.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Due to distance, there will not be 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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 		
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	Internal alterations will result in an intensification of the domestic use, taking the dwelling from a five bed house to a six bed house. The parking provision to the front of the property would not be affected by the proposed extension and is considered to represent a sufficient provision.	
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Bin storage for the dwelling is to the side of the house which will remain. There will be sufficient space to the side for bin storage	N/A

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	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 		N/A

Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 		N/A
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

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

Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification) no additional door or window openings other than those expressly authorised by this permission shall be constructed in the north elevation of the side extension at any time. **Reason:** So as not to detract from the amenities of the adjoining property by reason of loss of privacy and comply in accordance with the requirements of Policy LP24 of the Kirklees Local Plan and the provisions of the Kirklees House Extensions and Alterations SPD (2021).

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	(EX)002	-	17 June 2025
Existing plans	(EX)001	-	17 June 2025
Block plan	(20)002	-	17 June 2025
Proposed plan	(20)001	-	17 June 2025
Climate change statement	-	-	17 June 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 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.