

**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:	2025/62/91675/W
Site Address:	4-6, Cambridge Road, Huddersfield, HD1 5BU
Description:	Erection of dormers and alterations to existing club to form house of multiple occupation
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: 27-Aug-2025

OFFICER REPORT

Site Description

4-6, Cambridge Road, Huddersfield, are a pair of two storey mid terrace dwellings which is raised from the street scene due to a change in ground levels and contained by a boundary wall to the front.

The properties within the immediate building group are largely uniform in appearance in terms of scale and design, they follow a set building line and have a boundary wall to the front with is largely uninterrupted.

Description of Proposal

This application has been received for the erection of dormers to the front and rear of the dwelling and alterations to the existing boundary treatment to the front of the dwellings to remove a section of the wall, create a recess add a fence panel to the front and set the bins in.

The proposed dormers would have a width of 2.3m and a height of 2.1m and project 2.8m beyond the front elevation of the dwelling at the front and the rear would have a width of 3.9m and project 4.3m at the rear.

The proposal also seeks planning permission to change the use of the existing club to form a house of multiple occupation. However, the site has previously received permission for the change of use of the existing site to a HMO and included the alterations to the principal elevation of the dwelling.

Relevant Planning History

2024/62/91500 - Alterations to existing club to form houses of multiple occupation – Conditional Full Permission

History of Negotiations

No alterations were requested during the course of the application.

Representations

The application was advertised by site notice which expired on 21.08.2025. No representations have been received as a result of site publicity.

Consultation Responses

No formal consultations deemed necessary.

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 located in the Green Belt on the Kirklees Local Plan. 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

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.

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, 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 12 – Achieving well-designed places
- Chapter 15- Conserving and enhancing the historic environment

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conditions
- 7) Conclusion

1) Principle of development

As previously indicated, the site has previously received permission for the change of use of the existing site to a HMO and included the alterations to the principal elevation of the dwelling. As this permission is still extant, officers will be assessing the addition of dormers only.

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.

2) Impact on visual amenity

Matters relating to the HMO and alterations to the front of the dwelling have already been established under application: 2024/91500 and therefore this assessment is relevant to the addition of dormers only.

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local

identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: 'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

Section 5.4 of the house extension and alterations refers to dormer windows and states that they should:

- relate to the appearance of the house and existing roof.
- be designed in style and materials similar to the appearance of the existing house and roof.
- not dominate the roof or project above the ridge of the house.
- be set below the ridgeline of the existing roof and within the roof plane.
- be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.

Officers consider that there are examples of dormers to the front elevation of the properties in the immediate building group and therefore the addition of dormers to the dwelling would not be inappropriate.

The rear dormers would not be largely prominent from the public realm and therefore would not significantly impact the character of the building, The addition of dormers is not considered to be significantly detrimental to visual amenity and would not significantly impact the character of the host property. Thus complying with policies LP1, LP2, and LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, and Section 12 of the NPPF.

3) Impact on residential amenity

Application 2024/91500 is extant on site and therefore this application will assess the impact of the proposed dormers.

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, 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.

Officers consider that the front dormers would face into the street scene and not raise any concerns regarding residential amenity as this is considered a usual relationship.

The rear dormers would not have a direct relationship with any neighbouring properties and therefore no significant issues would be raised regarding the residential amenity of neighbouring residents.

4) Impact on highway safety

The proposal would not impact parking provision on site or represent a significant intensification on site as the proposals would retain the 7 bedrooms per dwelling previously approved.

Conditions were previously imposed on the site relating to boundary treatments to ensure that the alterations to the front of the dwelling would not impact the highway and these are recommended to be included on this application in the event that planning permission be approved.

As such the scheme would not cause harm in terms of highway safety and as such would fail to comply with LP21 and Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & 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.

6) Representations

No representations have been received because of site publicity.

7) 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.

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: 2025/62/91675/W

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 accord with Policies LP01, LP02, LP21, LP22, LP24, LP28, LP30, LP52 and LP53 of the Kirklees Local Plan, Nationally Described Space Standards, and Policies within Chapters 2, 4, 9, 12, 14, and 15 of the National Planning Policy Framework.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order), any gates or barriers for or over the recessed bay bin storage area access or egress shall be hung as to only open inwards. So long as such gates or barriers are in position they shall be retained to only open inwards.

Reason: To ensure highway safety and to avoid obstruction of the highway and to accord with Policies LP21 and LP22 of the Kirklees Local Plan.

FOOTNOTE: Whilst the grant of planning permission is given, the applicant should be aware that Planning Permission does not override legal covenants on properties, access or Private Rights of Way as these private matters fall outside the remit of the Local Planning Authority. Applicants are reminded that they ensure that the relevant land ownership should be respected, including parking arrangements, and that that the works carried out is lawful.

FOOTNOTE: The applicant is responsible for complying with their lawful obligations, including registration of the large HMOs with Kirklees Council.

FOOTNOTE: Building Regulations (2021 edition) control the provision of Electric Vehicle Charging Points for new residential buildings under Approved Document S 'Infrastructure for the charging of electric vehicles'. Building work must meet all relevant requirements of the Building Regulations. To comply with the Building Regulations, it is necessary both to follow the correct procedures and meet technical performance requirements for building work to be found acceptable.

FOOTNOTE: No construction related noise shall be audible beyond the site boundary outside the hours of:

07.30 to 18.30 hours Mondays to Fridays

08.00 to 13.00 hours, Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

FOOTNOTE: Kirklees Council has powers under Section 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	LOC	-	3.07.2025
Existing Site Plan, Elevations and Floor Plans	(100) 01	-	3.07.2025
Proposed Site Plans, Elevations and Floor Plans	(100)02	-	3.07.2025
Proposed Street Scene and Elevations	(100)03	-	3.07.2025
Climate Change Statement	-	-	3.07.2025

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. No alterations have been sought.