

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:	2025/62/91680/W
Site Address:	30, Grasscroft Road, Marsh, Huddersfield, HD1 4LP
Description:	Demolition of existing garage and erection of single storey side and rear extensions including associated works
Recommending Officer:	Joanna Rednall

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: 16-Sep-2025

The Site

30 Grasscroft Road is a two-storey detached dwelling situated in the residential area of Marsh, Huddersfield. The property is constructed from stone and features a pitched roof finished with stone slates. It benefits from amenity space to both the front and rear.

The site lies within a predominantly residential setting, characterised by properties of similar design and construction. Stone is the prevailing external material, although some examples of rendered finishes are present to the east of the site.

The Proposal

The applicant is seeking planning permission for demolition of existing garage and erection of single storey side and rear extensions.

The existing garage to the rear of the dwelling will be demolished to accommodate the proposed extension. The new extension will project approximately 1.9 metres from the side elevation and extend a total length of around 11 metres. It will adjoin the existing two-storey rear projection and extend approximately 5 metres beyond the original rear elevation of the property.

The extension is designed with a flat roof reaching a height of approximately 4 metres. Three sky lanterns will be incorporated into the roof, each projecting roughly 0.55 metres above the flat roof level.

The extension is finished in natural Yorkshire stone with dark grey upvc openings.

Internally, the extension serves a store room and an extended living space.

History of Negotiations

Minor amendments (drawing RevA) were made to the material proposed to ensure that the proposal would adequately harmonise with the host for visual amenity. The description has been updated, for clarity, to make reference to the fact associated works form part of the development. The scheme / description

as publicised is not considered to have been significantly altered by the amended plans / updated description and as such further publicity was not considered necessary in this case. The description / plans as publicised were considered to adequately alert the public to the nature of the development.

Planning History

There is no planning history for the site / surrounding sites which is considered relevant to the consideration of this proposal.

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 15th August 2025.

No representations were received as a result of the publicity.

Consultations

No consultations were undertaken on the basis it is considered none were necessary to enable the LPA to determine the development proposal.

Allocation & Policies

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 within the Kirklees Local Plan. The site is within an area identified by the Mining Remediation Authority as being at low risk of ground movement as a result of former mining activity.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping

LP21 Highway Safety
LP22 Parking Provision
LP24 Design

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th 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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

1 – Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council’s adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

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. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The proposed development would be partially visible from the street scene due to its location along the side elevation of the dwelling. However, the extension has been designed to be set back from the principal elevation, reducing its prominence. The use of matching materials on the external elevations will further assist in integrating the extension with the host property.

Initial concerns were raised with the applicant’s agent regarding the proposed use of timber cladding, as this material does not reflect the existing palette of the host dwelling or the immediate neighbouring properties. In response, the applicant’s agent provided a justification for the original proposal and subsequently amended the plans to specify natural stone to match the existing dwelling. These revised materials can be secured by condition requiring the

development to be undertaken in accordance with the submitted plans and on such a basis, the development is considered to have an acceptable impact on the visual amenity of the area.

The submitted plans are annotated to detail the use of natural stone for the external wall, and dark grey fenestration which is considered to be acceptable. It is noted a flue forms part of the proposal, the set back position and extent it projects beyond the roof slope is considered to be such that this element of the scheme is concluded to have an acceptable impact. This is taking into account the extent such an element of the scheme could be undertaken by utilising pd rights.

To the rear of the extension steps would be provided, which are of a similar height and design of those of the existing patio. A new patio to the rear / side of the garden would be provided adjacent to the existing boundary with no.32.

Although the side extension is set 0.6 metres from the shared boundary, it will sit adjacent to existing built form at No. 32 Grasscroft Road. Given this context, it is considered that there is no significant design benefit in increasing the separation to 1 metre, as recommended in the Council's Extensions SPD. A separation would be provided with rear access remaining possible.

In terms of size and scale, the proposed extension is considered to represent a subservient addition to the host property. While the overall projection slightly exceeds the SPD's guidance for extensions to detached dwellings, the plot size and available amenity space are sufficient to accommodate the development without resulting in overdevelopment. The use of a flat roof design further minimises bulk and massing, ensuring the extension remains unobtrusive when viewed from the rear. The proposed roof lanterns are considered to be appropriate contemporary features that do not detract from the overall appearance. Overall, the proposed extension is considered to be acceptable in terms of design and visual amenity.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure

development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

The properties potentially affected by the proposed development are those which directly neighbour the site, these being:

32, Grasscroft Road

Neighbouring property to the east.

The proposed development would extend to within approximately 0.6 metres of the shared boundary with No. 32 Grasscroft Road. However, this element of the extension would be positioned adjacent to the blank side elevation of No. 32, which contains no windows. According to the submitted floor plans, the extension would project approximately 2 metres beyond the rear elevation of No. 32.

Given the limited projection, the modest overall height of the extension, and the absence of any openings on the neighbouring property's side elevation, it is considered that the development would not give rise to any significant loss of natural light or overshadowing impacts. Furthermore, the proposed extension replaces an existing single-storey garage structure that already occupies a similar position along the common boundary. As such, the development would not introduce built form in a previously undeveloped location.

The submitted plans demonstrate a 45 degree line is not cut when taken from the centre of the nearest window at no.32. In light of this the proposed extension

is not considered to result in an unacceptable overbearing impact or loss of light to the occupiers of No. 32.

With regard to overlooking, the submitted plans indicate that only one full-height window is proposed on the side elevation of the extension. This window is annotated on the plans as being fitted with translucent glazing. Given this, along with the existing boundary treatment shown on the plans, it is considered that the proposed opening would not result in any unacceptable overlooking or loss of privacy to occupiers of No.32.

A patio would be in place to the side / rear adjacent to the shared boundary. The submitted plans indicate the height this would be sited and it is considered that its siting and height would not be such that it would give rise to unacceptable levels of overlooking arising.

As such, the development is not considered to give rise to any detrimental impacts in terms of residential amenity.

28, Grasscroft Road

Neighbouring property to the west.

The side extension would be screened by the main body of the application dwelling; therefore this element of the development is not considered to impact the amenity of occupiers of No.28.

The majority of the proposed rear extension would be screened by the existing two-storey rear projection of No. 30. While a portion of the extension would extend beyond this projection by approximately 2 metres, its limited height and the separation distance of around 3 metres from the shared boundary with No. 28 ensure that it would not result in any significant overshadowing or overbearing impact on that neighbouring property.

In terms of overlooking, the proposal includes a single door opening on the elevation facing No. 28 which is not considered to result in any undue overlooking or loss of privacy. Overall, the development is considered acceptable in terms of its impact on the residential amenity of No. 28.

The properties to the rear are located approximately 25 metres from the proposed development. Given this separation distance, it is not considered that the proposal would have any adverse impact on the amenity of the occupiers of these dwellings.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF 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 Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling would remain as existing. With this being the case, proposed parking arrangements are considered to be acceptable. The existing garage does not meet the minimum requirements for modern cars and its removal, and the erection of a side extension would not, therefore, be viewed as the loss of significant parking space. The plans indicate the use of a parking space to the front of the property. This area is already hard surfaced and there is no impediment to its use. The access to the side is constrained in terms of its usability as a parking space given its width.

The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

It is therefore considered that, having regard to the extent of off street parking which would remain, in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Climate Change

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 pre-dates 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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

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.

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: 2025/91680

Officer Recommendation: Approve

Conditions

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 (as amended).

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

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
General Information as Existing	EX0005	-	19/06/2025
General Information As Proposed	AL0005	A	02/09/2025
Climate Change Statement	-	-	19/06/2025
Application form	-	-	19/06/2025

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. Minor amendments were made to the material proposed to ensure that the proposal would adequately harmonise with the host for visual amenity.

