

**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:	2025/62/91741/W
Site Address:	118, Deyne Road, Netherton, Huddersfield, HD4 7EP
Description:	Erection of single storey side extension and 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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 02-Sep-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91741
Location	118, Deyne Road, Netherton, Huddersfield, HD4 7EP
Proposal	Erection of single storey side extension and associated works
Publicity end date	22 nd August 2025
Number of representations received	None received
Kirklees Local Plan Allocation/Designation	Unallocated
Extension to Time (EoT)	02.09.2025
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) 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
- **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	No	
Parish/Town Council comments sought	No	
Planning History	Yes	2023/90500 – Replacement of flat roof with hipped roof.

		<i>Conditional full permission</i>
Consultations required	No	

Assessment

The application is seeking planning permission for erection of single storey side extension and associated works.

The extension projects ~4m from the side elevation and extends ~4.5m in length. The eaves measure ~2.5m in height and the total height of the extension is ~4.2m to the ridge of the pitched roof.

The extension is constructed from timber cladding with a standing seam cladding roof.

Internally, the extension serves a sun room.

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.

Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Yes – the extension would be set well away from neighbouring properties and is not considered to result in any significant loss of light to surrounding dwellings.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Yes – openings are proposed on each elevation of the extension, however, a significant separation distance would be maintained, ensuring no unacceptable overlooking of neighbouring gardens would occur.	
Single storey side extensions should:		

not extend more than two thirds of the width of the original house	Yes – the extension measures 4m in width, whereas the width of the original house measures ~15.3m.	
not exceed a height of 4 metres		No – the total height of the extension is approximately 4.2 metres, which sits well below the ridge line of the host dwelling. While this does exceed the height recommended in the SPD, the extension is considered to remain a balanced and subservient addition, and it is considered there would be no design benefit in reducing the height by ~0.2m in this instance.
be set back at least 500mm from the original building line to allow for a visual break	Yes – the extension is set back by over 4m from the original building line.	

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

Detached bungalow set within modest curtilage finished in red brick with a concrete tiled roof. Attached garage and store. Further attached car port as shown on plan has been removed. Vehicular access can be taken from the driveway on Deyne Road. Boundary treatment consists of hedging, walls and fencing

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 	The proposed extension is set well back from the front elevation of the dwelling, which itself is positioned at a significant distance from the highway and public vantage points. As a result, the extension is not considered to have a harmful impact on the local character or the street scene.	✓
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 	The extension is modest in scale, set down from the main ridge, and does not span the full length of the side elevation. As such, it is considered a subservient addition that would appear proportionate to the host dwelling.	✓
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 	Single storey in height and would appear proportionate in scale to the host property.	✓
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 	The proposed extension will be clad in timber, with a standing seam metal roof. While these materials differ from the predominant red brick construction of the main dwelling, it is important to note that the property is set back from the front building line and positioned well away from the highway. As such, the extension would not appear unduly prominent from public vantage points. The surrounding area features a variety of	✓

		materials, including brick, stone, and cladding. Furthermore, the existing dwelling already incorporates timber cladding, ensuring the proposed extension will not appear incongruous. Overall, the extension is considered to harmonise appropriately with the host dwelling.	
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 	Pitched roof would have a similar appearance to the existing dwelling.	✓
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 	Openings are proposed to the front, side and rear elevations in the form of painted timber windows and a pair of painted timber patio doors. These openings would appear residential in style and would have an acceptable visual impact.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	The extension would provide an additional access point to the rear.	✓

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:

- 116, Deyne Road – located to the west of the application site. The proposed extension would be screened by the main body of the host dwelling and, as such, is not considered to result in any adverse impact on the amenity of the occupants of No.116.

- 130, 128 and 126 Deyne Road – located to the east of the application site. The proposed extension would introduce additional openings facing neighbouring properties; however, a separation distance of approximately 28 metres would be maintained. Given this substantial spatial relationship, the new openings and built form are not considered to result in any adverse impacts in terms of overlooking, overbearing, or loss of light for the occupants of these adjacent dwellings.

	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 	Acceptable for the reasons above.	✓
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 	Acceptable for the reasons above.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	Over half the garden space would be retained.	✓

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 	N/A	N/A

	<ul style="list-style-type: none"> • 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 	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.	✓
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 	None shown on plans, however there is sufficient space within the red line boundary to accommodate bin storage.	✓

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	N/A
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	Bat Alert layer - The building is in good order, well sealed and unlikely to have any significant bat roost potential. A	✓

Decision Authorisation - Delegated Powers**Application Number:** 2025/91741**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.

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

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing	(0-) 01	B	30/06/2025
Design and Access Statement dated 30 th June 2025	-	-	30/06/2025
Proposed side extension	(0-) 02	B	30/06/2025
Climate Change Statement	-	-	30/06/2025

Plan Type	Reference	Version	Date Received
Application form	-	-	30/06/2025

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: 26/08/2025