

**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:	2025/62/91743/E
Site Address:	2, Eleventh Avenue, Hightown, Liversedge, WF15 8LL
Description:	Erection of single storey side extension and associated alterations
Recommending Officer:	Faiza Bano

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: 11-Sep-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91743
Location	2, Eleventh Avenue, Hightown, Liversedge, WF15 8LL
Proposal	Erection of single storey side extension and associated alterations.
Publicity end date	20 th August 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Unallocated, LB Airport Consult, DEVELOPMENT_LOW_RISK_AREA
Extension to Time (EoT)	Yes - 11th September 2025
Recommendation	Conditional Full Permission

The description of development has been updated to make reference to associated alterations for clarity. The description as advertised was considered to adequately alert the public to the nature of the development and further publicity was not therefore considered necessary in this case.

	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	N/A

Parish/Town Council comments sought (Kirkburton)	No	N/A
Planning History	At neighbouring property	8, Third Avenue, Hightown, Liversedge, WF15 8JX 2012/93698 - Erection of single storey side extension and porch, and removal of conservatory – Conditional Full Permission
Consultations required	Yes	KC Highways Development Management (Informal) - Although additional bedrooms are proposed, there will be no loss of on-site parking provision. The property benefits from a generous boundary and ample on-street parking availability, with no concerns raised by highways.

Assessment

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraph 5.17 on page 28 (and listed below) and if they do not, they need to be justified:

Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
not extend more than two thirds of the width of the original house;	Yes – the proposal projects out by 4.04m	
not exceed a height of 4 metres; and	Yes – the proposed extension has an eaves height of approximately 2.3m from ground floor level.	
be set back at least 500mm from the original building line to allow for a visual break		The extension is set back by 0.24m which is considered acceptable as there is a clear visual

		break and the extension is single storey. It is noted a pd fall back is possible in terms of a side extension with no set back. Whilst such a pd development would require a reduced projection weight is afforded this in the consideration of this application.
--	--	---

Design and Visual Amenity:

Summary of local street scene/character:

The site to which the application site relates to is number 2, Eleventh Avenue, Hightown, Liversedge. The property is a two-storey semi-detached dwelling constructed from brick and roofed with concrete tiles. The property benefits from a garden to the front, side and rear. The property is situated within a residential area and the street scene encompasses several dwellings of a similar appearance and scale.

The site is prominent in the street due to its location at the junction of the avenue. This will result in the extension being visible from several public vantage points. However, this will be mitigated by the scale of the extension and also the existing side extension to the neighbouring dwelling (number 8).

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 extension is generally modest in scale. The site is prominent in the street due to its location at the opening of the avenue. This will result in the extension being visible from several public vantage points. However, any significant impact on the character	✓

		or street scene across the frontage of the property will be mitigated by the scale of the extension and also the existing of a side extension to the neighbouring at number 8. The design is in keeping with the host property in terms of being a gable roof and will read as a sympathetic addition in this regard, subject to being constructed from matching materials.	
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 original property would remain the dominant feature.	✓
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 	As above. The extension would project across the side of the property and is single storey.	✓
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 	Facing materials to match existing.	✓
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 style on the side extension – acceptable as it is in-keeping with the original roof style of the host property.	✓

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 	Modest size windows in extension, which would be in-keeping with existing building.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	Private domestic extension which would provide easy access into the main house.	✓

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:

- 8 Third Avenue – the single storey side extension will not overshadow this property or its garden space. Due to the height/scale, there will be no significant impact on the first floor. There is considered to be a limited impact to number 8 with the extension designed to ensure privacy to neighbours is maintained and the proposal will not significantly impact upon light and outlook.
- 4 Eleventh Avenue – this is the adjoining semi-detached property. There will be no impact on this dwelling as the proposed works will be located on the opposite side of the share boundary.
- 1 Eleventh Avenue – this property is located opposite the application site. There is an existing large hedge that forms the site boundary of the application site which will screen the proposed development. If the hedge is removed the proposed development would be visible, however, given the distance between the properties, there will be no impact on the number 1 which is considered to be significantly greater than that which the host property has already.
- There are no properties to the rear.

	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 set out 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 	As 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 	As above.	✓

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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	The application will introduce two extra bedrooms turning the dwelling into a five-bed property. However, parking is predominantly provided on-street, which remains acceptable due to the location of this property and the neighbouring houses.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD 	As above	✓

	<ul style="list-style-type: none"> • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 		
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 allow for storage on site. Condition not considered necessary.	✓

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	✓

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 and be retained thereafter.

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
Location Plan	-		25-Jun-2024
Proposed Site / Block Layout	-		25-Jun-2024
Existing Plans and Elevations	01		25-Jun-2024
Proposed Plans and Elevations	02		25-Jun-2024
Climate Change Statement	climate-change-statement		25-Jun-2024

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.

