

**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:	2025/62/91744/E
Site Address:	42, Shirley Road, Gomersal, Cleckheaton, BD19 4ND
Description:	Erection of single and two storey extensions
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: 08-Sep-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/9174
Location	42, Shirley Road, Gomersal, Cleckheaton, BD19 4ND
Proposal	Erection of single and two storey extensions
Publicity end date	15 August 2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	09 September 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	Yes	<p>The applicant was asked to confirm the render colour and if the render would be on the full elevations or on the ground floor. The dwelling will be rendered in an off-white colour on the full elevations.</p> <p>In addition, it was requested by Officers the hipped roof was retained. It was communicated to the agent a hip-to-gable extension</p>

		<p>would unbalance the pair of the semi-detached pair. An assessment of the existing surrounding building group was undertaken by Officers. This pair of dwellings would be the only pair in the local vicinity that would have unbalanced roof forms, therefore it was considered the weight of a building group with pitched and hipped forms was not as great as unbalancing the pair. This was communicated</p> <p>The applicant submitted amended plans to retain the hipped roof forms.</p> <p>After which, Officers considered the proposal was acceptable.</p>
Parish/Town Council comments sought	No	
Planning History	None relevant	
Consultations required	None required.	

Assessment

The Kirklees SPD sets out that single-storey rear extensions should comply with certain parameters set out at paragraph 5.6 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be in keeping with the scale and style of the original house;	The rear extension runs the width of the dwelling, with a 3.00m projection. It contains a mono-pitched roof. Materials are	

	consistent with the host dwelling.	
Not normally cover more than half the total area around the original house (including previous extensions and outbuildings);		The extension projects 3.00m on a building which is 6.71m in length. It is less than 50% of the footprint of the building, however there will be a side extension which is 3.00m in length. The dimensions of the side extension are suitable for the size of the plot.
Not exceed 4 metres in height;	The maximum height will be 3.40m.	
Not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties	The extension projects 3.00m from the original rear elevation.	
Where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	N/A	
Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		A 0.93m side space will be retained which is acceptable.

The Kirklees SPD sets out that two-storey side extensions should comply with certain parameters set out at paragraph 5.22 and page 30 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
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Ideally be visually smaller in relation to the original house	The extension is set down and back. It projects 3.00m from the existing side elevation.	
Be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house;	The side extension is set down from the main ridgeline and back from the front elevation by 500mm creating subservience.	
Have a roof design that follows the form of the existing roof	The extension will have a hipped roof as per the original building	
Retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens.	A 1.00 gap to the boundary will be retained.	

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

Summary of local street scene/character: 42 Shirely Road is a semi-detached building constructed with part brick, part render exterior walls, it features a hipped roof. The building group includes other semi-detached properties of a similar age and design. The wider area is residential

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>From the street scene, the side extension will be visible. It is subservient and well proportioned. There will be a material change to from part brick, to render.</p> <p>There are other properties in the local vicinity in full and half render. The changes are acceptable.</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>Extensions consists of a single-storey rear extension, and a two-storey side extension both are which are well proportioned. They will appear as natural additions to the built form of the host dwelling.</p>	
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 	<p>The height, scale and massing of the extensions meet the criteria of the Kirklees House Extensions & Alterations Supplementary Planning Document and are acceptable.</p>	
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 	<p>The elevation materials will be changed from brick and render exterior to an off-white render. The brick has been painted white.</p> <p>The material change is acceptable, given the existing appearance of the host dwelling and use of render on properties in the local vicinity.</p>	

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 hipped roof form will be retained.	
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 	Window openings are well proportioned and maintain the appearance of existing windows. The patio doors are modestly sized and appear residential in nature.	

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:

- 2 Shirley Parade

	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>There will be a new first-floor window with an outlook over the residential space of No.2. This window is on the east of the building, its view is angled from the garden area.</p> <p>Given the existing layout of first-floor windows, the outlook is acceptable.</p> <p>The is currently a fence that serves as a boundary treatment that</p>	

		will mitigate the view from new ground-floor windows.	
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 	The rear extension will project 3.00, the original wall, it has a pitched roof and a maximum height of 3.40m. Considering the dimensions, there will not be a loss of light or outlook.	

- 40 Shirley 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 	As before, there will be a new first-floor window on the side extension. It will serve an en-suite. Due to this, it will be conditioned this window is obscurely glazed.	
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>There will be a 1.00m gap to the side of the property from the two-storey extension. There will be a 0.935m gap to the side from the single-storey rear extension.</p> <p>The two-storey extension abuts the side access of No.42. There are no side windows on the side elevation of this property. Given this, the extensions will not result in a loss of light or outlook.</p>	

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 		N/A
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 	<p>The extensions will result in a 3 bedroom dwelling becoming a 4 bedroom dwelling.</p> <p>There is off-street parking for no 2 cars. Due to the increase in bedrooms, it may be necessary that an additional space is required. Shirley Road has free and sufficient parking. The applicant is reminded the junction between Shirley Road and Shirley Parade should be kept clear and free of obstructions.</p>	
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 	A space to the side of the property will be retained for bin access.	

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.

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.

4. The development shall not be occupied until the W/C window in the rear elevation of the side extension hereby approved has been obscurely glazed (to a minimum Grade 4). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing (to a Grade 4) shall thereafter be retained.

Reason: To protect the privacy of future and neighbouring occupiers and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	-	-	30 June 2025
Existing grouped plans	2506-A-01	RevA	30 June 2025
Proposed block plan and roof plan	2506-B-03	RevB	02 September 2025
Proposed grouped plans	2506-B-02	RevB	02 September 2025
Climate change statement	-	-	30 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 2024 and otherwise actively engaged with the applicant in dealing with the application.

The applicant was asked to confirm the render colour and if the render would be on the full elevations or on the ground floor. The dwelling will be rendered in an off-white colour on the full elevations.

In addition, it was requested by Officers the hipped roof was retained. It was communicated to the agent a hip-to-gable extension would unbalance the pair of the semi-detached pair. An assessment of the existing surrounding building group was undertaken by Officers. This pair of dwellings would be the only pair in the local vicinity that would have unbalanced roof forms, therefore it was considered the weight of a building group with pitched and hipped forms was not as great as unbalancing the pair.

The applicant submitted amended plans to retain the hipped roof forms.

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