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:	**2025/62/91813/W**
Site Address:	111, Trinity Street, Huddersfield, HD1 4DU
Description:	Erection of single storey rear extension, Juliet balcony to rear, loft conversion with alterations to roof, rear dormer extensions and alterations to fenestration (within a Conservation Area)
Recommending Officer:	Nicole Helliwell

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: 15-Dec-2025

Officer Report
Reference No. 2025/62/91813/E
Site Address: 111, Trinity Street, Huddersfield, HD1 4DU
Proposal: Erection of single storey rear extension, Juliet balcony to rear, loft conversion with alterations to roof, rear dormer extensions and alterations to fenestration (within a Conservation Area)

Site Description
The application relates to 111 Trinity Street, a two-storey detached property situated in Huddersfield. The dwelling is predominately faced in stone with elements of render to the front elevation and incorporates a hipped roof finished in rosemary tiles. The neighbouring properties are of residential use and comprise stone built dwellings of varying sizes and architectural styles. The site is not near any listed buildings or public right of ways. However, the site is located within the Greenhead Park/New North Road Conservation Area.

Description of Proposal
The application seeks planning permission for several additions and alterations to the original dwellinghouse. The proposed works are summarised below:
- Single storey rear extension (projection approx. 2.75m from rear elevation, maximum height approx. 4m and eaves heights of approx. 3.2m)
- Two rear dormer extensions (width approx. 2m, depth approx. 3.75m, and a maximum height approx. 2.4m)
- One rear dormer extension (width approx. 2.4m, depth approx. 3.75m, and a maximum height approx. 2.4m)
- Hip to gable roof alterations
- Alterations to fenestration within all elevations of the dwelling

History of Negotiations/Amendments

Amendments were sought during the course of the application following consultation with KC Conservation and Design. A request was made to reduce the size of the rear dormer extensions and alter the design to a pitched roof. A

request was also made to alter the roof form of the proposed single storey rear extension to a lean-to design. Revised drawings were received which were considered acceptable with regard to visual amenity. In this instance, Officers did not consider it necessary to readvertise the application given that only minor amendments were made.

Relevant Planning History

- **2021/91990:** Erection of single storey rear extension and change of use to house of multiple occupancy (HMO) (within a Conservation Area). Planning application details | Kirklees Council – Conditional Full Permission
- **2018/90147:** Erection of single storey rear extension and change of use to house of multiple occupancy (within a Conservation Area). Planning application details | Kirklees Council - Conditional Full Permission

Representations

The application was publicised by site notice and press advertisement, which expired on 23rd October 2025. As a result of the above publicity, no representations have been received.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

KC Conservation and Design – The flat roof design of the proposed single storey rear extension would need to be altered to a lean-to roof form. Furthermore, the rear dormer extensions also need to be reduced in size and altered to pitched roof dormers. Officers have no objection providing the requested amendments are received.

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 UNALLOCATED on the Kirklees Local Plan Proposals Map and within the Greenhead Park/New North Road Conservation Area. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highways and Access

- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity and Geodiversity
- **LP 35** - Historic Environment
- **LP 51** - Protection and Improvement of Air Quality
- **LP 52** - Protection and Improvement of Environmental Quality

Supplementary Planning Guidance/Documents:
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.

In this case, the following SPDs are applicable:
- Highways Design Guide SPD (adopted 4th November 2019)
- House Extensions and Alterations SPD (adopted 29th June 2021)

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, 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 2** - Achieving Sustainable Development
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment
- **Chapter 16** - Conserving and Enhancing the Historic Environment

<u>Assessment</u>

1. Principle of development

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 and Historic Environment

Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (SPD) does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the SPD goes onto state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

Rear Dormer Extensions

The dormer extensions would be located within the rear roof plane and would be of a traditional pitched roof design. Although no details have been provided regarding the material palette, a condition has been added requiring the extensions to be faced in slate to match the new slate roof. The dormers would be set back from the eaves and below the ridge line and would not dominate the rear roof plane. The dormer windows would also be of an appropriate size and design and would generally align with the existing fenestration. Whilst it is noted that the area is generally devoid of dormer extensions, in this instance, the dormers are considered acceptable given the lack of uniformity within the street scene and that they would have limited visibility from public vantage points. Therefore, the proposed development would be acceptable from a visual amenity perspective.

Single storey Rear Extension

The single storey extension would project approximately 2.75m from the rear elevation of the original dwellinghouse. The enlargement would be faced in

natural stone and would incorporate a lean-to roof form finished in slate. The extension would be modestly proportioned and would appear subservient in relation to the host dwelling. Furthermore, the enlargement would have limited visibility from public vantage points due to its siting at the rear of the property. For these reasons, it is considered that the proposed development would respect the character and appearance of the host property and wider street scene.

Hip to Gable Roof Alterations

The submitted plans confirm that the roof of the dwelling would be altered from a hipped roof form to a gable design to provide additional living accommodation within the roof. The submitted plans confirm that the new roof would be finished in slate. Whilst the alterations proposed would change the appearance of the dwelling, it is considered that the resultant dwelling would be more in keeping with the neighbouring properties and would have a better visual appearance than the existing. Therefore, in this instance, it is considered that the proposal would not have any significant detrimental visual impact on the character and appearance of the host property and wider street scene.

Alterations to Fenestration

The submitted plans confirm that the existing windows and doors would be altered to grey PVC. Alterations are also proposed to the fenestration within the existing front, rear and side elevations. Given that the fenestration proposed would be appropriately designed and would be in keeping with the style of the original build, it is considered that the proposed alterations would not have any significant visual impact on the character and appearance of the host property and surrounding area.

Summary

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

Historic Environment

Paragraph 135(c) of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, Policy LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of

the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

Paragraph 210 of the NPPF is also of relevance and states that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

The application site is located within the Greenhead Park/New North Road Conservation Area. As such, KC Conservation and Design were informally consulted on the proposed scheme. Amendments were sought during the course of the application following consultation with KC Conservation and Design. A request was made to reduce the size of the rear dormer extensions and alter the design to a pitched roof. A request was also made to alter the roof form of the proposed single storey rear extension to a lean-to design. Revised drawings were received which were considered acceptable with regard to visual amenity. Therefore, it is considered that the proposed development would not cause any detrimental harm to the significance of the Greenhead Park/New North Road Conservation Area and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and the requirements of Section 66 the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

3. Impact on Residential Amenity

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 proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

<u>Impact on 109 Trinity Street</u>

109 Trinity Street is a residential property located south-east of the application site. The proposed single storey rear extension would occupy a position approximately. 1.7m from the common boundary shared with no.109. The submitted plans demonstrate that the proposal would accord with the 45 degree rule in relation to the neighbour's rear fenestration and as such, the enlargement would be acceptable in this regard.

It is also noted that a new second floor window will be installed within the side elevation of the dwelling. Whilst this window would serve a store, which is a non-habitable room, a condition requiring the window to be obscure glazed will be added to the decision notice to prevent any detrimental harm to the neighbouring occupants in relation to residential amenity.

Impact on 4 Park Drive

4 Park Drive is a three-storey detached property located south-west of the application site. The submitted plans confirm that the proposed rear dormer extensions would be sited approx. 21m from no.4. As such, it is considered that the proposal would not cause any undue harm to the neighbouring occupants with regard to overbearing, overshadowing or overlooking.

Impact on 113A, 113B, 113C and 113D Trinity Street

113A, 113B, 113C and 113D Trinity Street are a group of flats located to the north-west on higher ground relative to the application site. The proposed single storey rear extension would be sited approx. 3m from the common boundary shared with the neighbouring flats. The submitted plans demonstrate that the extension would accord with the 45 degree rule in relation to the neighbour's rear fenestration. Therefore, it is considered that the enlargement would not result in any further harm to the neighbour's residential amenity over the existing.

It is also noted that a new second floor window will be installed within the side elevation of the dwelling. Whilst this window would serve an ensuite which is a non-habitable room, a condition requiring the window to be obscure glazed will be added to the decision notice to prevent any detrimental harm to the neighbouring occupants with regard to residential amenity.

Occupier Amenity

The plans confirm that sufficient outdoor amenity space of a functional layout would be retained at the site. On this basis, the proposed works would ensure an acceptable standard of amenity for existing and future occupants.

Summary

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would create two additional bedrooms, which would intensify the domestic use at the property. However, it is noted that off street parking would be retained for three vehicles which is considered to represent a sufficient provision for a six bedroomed dwellinghouse. There is also permit holder parking along the road frontage. Therefore, the proposed development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

5. Other Matters

Carbon Budget

The proposal is a small-scale domestic 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. There are no other matters relevant to the determination of this application.

Biodiversity

Whilst the site is located in an area identified as being within a 'bat alert' layer on the Council's mapping system, in this instance, the nature of the works is considered unlikely to have a detrimental impact on the bat population. However, a footnote will be added to the decision notice to provide the applicant with advice should bats or bat roosts be found during construction. This would accord with the aims of Policy LP30 of the Kirklees Local Plan, the Council's Biodiversity Net Gain Technical Advice Note, and Chapter 15 of the National Planning Policy Framework.

There are no other matters relevant to the determination of this application.

6. Representations

No representations were received following the statutory publicity.

7. Conclusion

This application for the erection of single storey rear extension, Juliet balcony to rear, loft conversion with alterations to roof, rear dormer extensions and alterations to fenestration at 111 Trinity Street has been assessed against

relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered to be acceptable.

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: 2025/91813
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 ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP21, LP22, LP24, LP30, LP35, LP51 and LP52 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The external walls of the single storey rear extension hereby approved shall in all respects match those used in the construction of the existing building and retained thereafter.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapter 12 of the National Planning Policy Framework.

4. Notwithstanding the submitted plans and information, the rear dormer extensions hereby approved shall be slate and retained thereafter.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapter 12 of the National Planning Policy Framework.

5. The proposed second floor windows located within the side elevations of the dwelling shall be fitted with obscure glazing to at least Level 3 on the Pilkington Scale and non-opening to a height of no less than 1.7m above floor level and retained as such thereafter.
Reason: In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan, the House Extensions and Alterations SPD and 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.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for

neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	**Reference**	**Revision**	**Date Received**
Existing Plans	HD14DU111-v4 (Page 1 of 5)	-	05/11/2025
Proposed Plans	HD14DU111-v4 (Page 2 of 5)	-	05/11/2025
Existing & Proposed Elevations	HD14DU111-v4 (Page 3 of 5)	-	05/11/2025
Existing & Proposed Elevations	HD14DU111-v4 (Page 4 of 5)	-	05/11/2025
Proposed Site Plan & Location Plan	HD14DU111-v4 (Page 5 of 5)	-	05/11/2025
Planning, Design/Access and Heritage Statement	-	-	05/09/2025
Climate Change Statement	-	-	05/09/2025

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 2024 and otherwise actively engaged with the applicant in dealing with the application. The Case Officer undertook negotiations with the agent to secure amended plans. The revised drawings received addressed the concerns raised and were considered acceptable with regard to visual amenity.

Report Dated: 09/12/2025