

**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:	<b>2025/62/91825/W</b>
Site Address:	67, Woodroyd, Golcar, Huddersfield, HD7 4PG
Description:	Erection of single storey and first floor extensions and associated alterations
Recommending Officer:	Joshua Merriman

**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.**

Kerri Simpson

***AUTHORISED OFFICER***

**Date: 27-Aug-2025**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2025/91825
<b>Location</b>	67, Woodroyd, Golcar, Huddersfield, HD7 4PG.
<b>Proposal</b>	Erection of single storey and first floor extensions and associated alterations.
<b>Publicity end date</b>	14/08/2025.
<b>Number of representations received</b>	None.
<b>Kirklees Local Plan Allocation/Designation</b>	The application site is unallocated in the Kirklees Local Plan.
<b>Extension to Time (EoT)</b>	No
<b>Recommendation</b>	Conditional Full Permission

	<b>NO</b>	<b>YES</b>
<b>Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)</b>	✓	
<b>Contrary to previous decision</b>	✓	
<b>Called in by Ward Member</b>	✓	
<b>Significant number of representations received</b>	✓	

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
- NPPF Chapter 15 – Conserving and enhancing the natural environment

## 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

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 9: Construction materials
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	<b>YES / NO</b>	<b>SUMMARY</b>
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	2008/92114 – Erection of single and two storey extensions – Conditional Full Permission.

Consultations required	No	
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### **Assessment**

The application seeks permission for the erection of single storey and first floor extensions and associated alterations.

The proposed single storey wraparound extension will project 2.5m to the side and 2.41m to the rear, with a maximum height of 3.42m, eaves height of 2.25m, and a depth of 7.38m to the side and a width of 11.31m to the rear.

The proposed first floor side extension will not increase the footprint of the dwelling, extending directly above the existing dwelling in line with the roof of the host property.

Furthermore, the proposed rear dormer window will project a maximum of 2.04m from the roof of the existing house, with a maximum height of 1.03m, eaves height of 0.74m, and a width of 4.88m.

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraphs 5.1, 5.15, 5.16, 5.17, 5.2, 5.4 and 5.6 on pages 23, 24, 28, 29, 31, and 32 (and listed below) and if they do not, they need to be justified.

<b>Side extensions should:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Given the limited scale of the proposed extension and setting back of the application property compared to neighbouring dwellings, reasonable levels of natural light will be ensured to habitable rooms in neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	As the majority of windows proposed are ground floor and well screened, with the two first floor windows proposed overlooking the garden on site and	

	being adequately away from neighbouring properties to the front, it is considered that no significant overlooking will be facilitated as a result of the proposed windows.	
<b>Single storey side extensions should:</b>		
not extend more than two thirds of the width of the original house	The extension does not extend more than two thirds of the width of the original house.	
not exceed a height of 4 metres	The maximum height of the proposal is 3.42m, not exceeding 4m.	
be set back at least 500mm from the original building line to allow for a visual break	The side extension is set back at least 500mm from the front elevation of the existing building.	
<b>Two storey side extensions should:</b>		
Not take up all or most of the space to the side of a house	The first-floor extension will not increase the footprint of the dwelling, therefore, taking up no space to the side of the house.	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	A gap of 1.09m is retained to the closest property boundary.	
be set back at least 500mm from the front wall of the house		The extension will lie flush with the front elevation of the existing building, however, given the nature of the proposal not increasing the footprint of the property, it is considered that this appears sympathetic to the original building

		and is considered acceptable in this case.
<b>Rear extensions should:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least half of the current garden area on site will be retained.	
Be set behind the original building, and not projecting beyond the sides	As the rear extension is part of a wraparound extension, the rear element itself will not be visible from the front of the dwelling and will not project beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden on site will remain.	
<b>Single storey rear extensions should:</b>		
be in keeping with the scale and style of the original house	The rear extension is to be faced in materials that only match the existing building and is considered to be subservient to the host property.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	At least half of the total area around the original house will remain.	
not exceed 4 metres in height	The maximum height of the proposal is 3.42m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and	The rear extension will project 2.41m from the rear elevation of the original house, not exceeding the 4m	

terraces houses or by 4 metres for detached properties	allocated for detached properties.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The proposal does not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A gap of at least 1m is retained to all surrounding property boundaries.	
<b>Dormer extensions should:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
relate to the appearance of the house and existing roof	The proposed materials to face the dormer are considered sympathetic to the original roof, and the scale of the dormer is also considered to relate to the appearance of the house and existing roof.	
be designed in style and materials similar to the appearance of the existing house and roof	As aforementioned, the materials style and materials on the dormer are considered sympathetic to the appearance of the existing house and roof.	
not dominate the roof or project above the ridge of the house	The proposal does not dominate the roof or project above the ridge of the house.	
be set below the ridgeline of the existing roof and within the roof plane	The extension is completely set below the ridgeline of the existing roof, and completely within the roof plane.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	Although there are no dormer windows on the rear roof planes of neighbouring properties for alignment, it is considered that the dormer window would be easily aligned with in the case of	

	neighbouring dwellings erecting rear dormers.	
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### Design and Visual Amenity:

#### *Summary of local street scene/character:*

The application site refers to 67, Woodroyd, Golcar, Huddersfield, HD7 4PG, a two-storey detached property faced in artificial stone, with a pitched concrete tiled roof, and uPVC windows and doors. The property lies in a relatively uniform street scene, being surrounded by properties of a similar, size, scale, and age, with slightly differing appearances to the front elevation. Furthermore, the property benefits from a hard-standing parking area and a small area of amenity space to the front, as well as garden space to the rear.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on the Local character and street scene	<ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul>	As the extensions will be constructed using materials to match the host property, it is considered that there will be no significant impact upon the local character and street scene.	✓
Impact on original house	<ul style="list-style-type: none"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	The proposals integrate effectively with the host property and to be faced in matching or sympathetic materials, therefore, it is considered that there will be no significant impact on the original house.	✓
Height, scale and massing	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> </ul>	The extensions integrate effectively with the host dwelling with regard to height, scale, and massing.	✓

	<ul style="list-style-type: none"> <li>• Chapter 12 of the NPPF</li> </ul>		
Facing materials and detailing	<ul style="list-style-type: none"> <li>• KDP 9 of the SPD</li> <li>• Policy LP24 Design (d) (iii) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	The extensions will be faced in artificial stone, with uPVC windows and doors, all of which match the existing building.	✓
Roof style	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	A concrete tiled roof is proposed to match the original roof. Furthermore, uPVC boarding is proposed to the dormer walls, with a rubber roof on the dormer extension, both of which are considered to be sympathetic to the original roof and acceptable in this case.	✓
Window proportions	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	All windows proposed in the extensions are considered to be proportionate to those in the existing building with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> <li>• KDP 17 of the SPD</li> <li>• Policy LP24 Design (f)</li> <li>• Chapter 12 of the NPPF</li> </ul>	Private domestic extension – no alternate access arrangements required.	✓

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:

- 66, Woodroyd, Golcar, Huddersfield, HD7 4PG – Neighbouring property to the South.
- 52, Woodroyd, Golcar, Huddersfield, HD7 4PG – Neighbouring property to the North East.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on privacy of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>• KDP 3 &amp; 4 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>	As there are no windows proposed in the side elevations of the extensions and those to the front and rear are not considered to arise any significant opportunities for overlooking than what is currently present, it is considered that there will be no significant impact upon the privacy of neighbours.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>• KDP 4, 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>	Given the limited scale of the extension and siting of the host property in comparison to neighbouring dwellings it is considered that there will be no significant impact upon light and outlook of neighbouring properties.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> <li>• KDP 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>	As aforementioned, due to the limited scale of the extensions and siting of the host property, it is considered that there will be no significant impact upon neighbouring dwellings with regard to overbearing or overshadowing.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul>	At least 50% of the current garden space on site will remain, which is considered to be an acceptable amount.	✓

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:

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on highway safety	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	As the dwelling is set back from the pavement, and the extensions proposed will not be located any closer to the nearest highway, it is considered that there will be no significant impact upon highway safety.	✓
Parking provision	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Although the number of bedrooms at the property will increase to three as a result of the development, this will not increase the number of off-street parking spaces required. As the hard-standing parking area on site will not be reduced in scale, the current parking provision is acceptable to remain.	✓
Provision for waste storage	<ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>	Although nothing specific is detailed within the submitted plans, there will be adequate space on site for waste 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:

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>

Impact on trees	<ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul>	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> <li>• Chapter 15 of the NPPF</li> </ul>	The application site is not located in an area of any ecological interest.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> <li>• KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>• Policy LP51</li> <li>• Chapter 14 of the NPPF</li> </ul>	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"> <li>• KDP 14 of the SPD</li> <li>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>	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.

**Representations, including Parish/Town Council comments:**

Summary of Representation	Officer response	Addressed ✓ / X / N/A
None		N/A

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: **CONDITIONAL FULL PERMISSION**

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### **Decision Authorisation - Delegated Powers**

**Application Number:** 2025/91825

**Officer Recommendation:** Conditional Full Permission

### **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 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.

**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 external walls of the dormer extension hereby approved must be constructed using uPVC boarding, and the roofing of the dormer extension hereby approved must either match the roof of the existing dwelling or be constructed using rubber.

**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:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	LP01	-	03/07/2025
Block Plan	BP01	-	03/07/2025
Grouped Plans and Elevations	25-038-01 Survey	-	03/07/2025
Grouped Plans and Elevations	25-038-03 Planning drawing	-	03/07/2025
Application Forms	-	-	03/07/2025
Climate Change Statement	-	-	03/07/2025

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:** 14/08/2025