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:	**2025/62/91880/E**
Site Address:	14, Manor Road, Farnley Tyas, Huddersfield, HD4 6UL
Description:	Erection of single storey rear extension and associated alterations (within a Conservation Area)
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: 07-Nov-2025

Officer Report

2025/91537- 14, Manor Road, Farnley Tyas, Huddersfield, HD4 6UL

Site Description

14 Manor Road is a two-storey, semi-detached dwelling in Farnley Tyas. The dwelling is constructed with stone exterior walls which fall under a pitched roof. In terms of architectural style, the property has simplistic fenestration and features. The original element of the building includes sash type openings. The property has benefitted from a two-storey side extension which is set back from the original dwelling. The property is accompanied by a small front forecourt which is used to park vehicles. To the rear is a modestly sized residential outdoor space.

The site is located in the Farnley Tyas Conservation Area.

Proposal Description

The applicant is seeking planning permission for the erection of single storey rear extension and associated alterations (within a Conservation Area).

The extension will have an 'L' shaped footprint. It will project from the rear elevation of the side extension. The projection will be 2.00m from the westerly side and 2.40m on the easterly side due to its footprint. It will be 7.70m wide with a height of 3.10m. The extension will be constructed in natural stone with ashlar quoins and coping stone. A parapet wall will be installed with sky lanterns set within.

Additionally, a door will be installed on the side elevation of the existing extension, 4 trees are set to be removed from the rear outdoor area.

Relevant Planning History

2016/93524 - Erection of two storey side extension and change of use of land to domestic curtilage (within a Conservation Area) – Full permission granted

2024/91754 - Erection of single storey rear extension, partial demolition of existing rear wall, door opening to garage (within a Conservation Area) - Refused

Public Representations

The proposal was advertised by site notice and press notice. The final publicity date was 14 July 2025. As a result of the publicity, 1 representation was received in support. Secondary comments were made by the member of the public, and the same concern was also raised by Council Armer.

The comments highlight the site's planning history, noting that the redline boundary submitted by the applicant included land associated with a paddock. Following this, the applicant was asked to provide a revised location plan showing only the land within the established domestic curtilage of 14 Manor Road.

This was received and accepted.

Consultation Responses

KC Conservation & Design – An informal consultation was held 29 August 2025. They raised objection to the scale of the rear of the dwelling. Amended plans were requested reducing the projection of the extension by the projection of the extension. These were received and accepted.

KC Trees – No objection to the removal of 4 trees to the rear of the building, subject to a replanting scheme.

Amendments/Negotiations

It was requested that the extension was reduced, due to the cumulative impact of the side extension and the proposed rear extension and due to the impact on the significance of the Conservation Area. Amendments were received reducing the projection by 2.00m. These plans were accepted.

Policy & Legislation

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 located within the Farnley Tyas Conservation Area on the Kirklees Local Plan Proposals Map.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Kirklees Local Plan Policies

- LP 1 – Achieving sustainable development

- LP 2 – Place shaping
- LP 21 – Highway Safety
- LP 22 – Parking
- LP 24 – Design
- LP 30 – Biodiversity & Geodiversity
- LP 33 – Trees
- LP 35 – Historic environment

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, and 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

House Extensions & Alterations Supplementary Planning Document

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

Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas) Act 1990

Assessment

1) Principle of development
2) Impact on visual amenity
3) Impact on residential amenity
4) Impact on highway safety
5) Environmental matters
6) Conclusion

Principle of development:

Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF draws on the objectives of sustainable development being economic, social and environmental as the central pillars as well as multiple facets of achieving sustainable development within the decision-making process.

Historic Environment

Paragraph 212 of the NPPF states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Paragraph 215 goes on to state that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The proposed extension will be positioned on the rear elevation of a later modification to the original dwelling. In terms of its visibility, there are public vantage points from Farnley Road and a public byway to the south of the dwelling from a medium to long distance. The extension is appropriately designed due to the ashlar detailing and stone construction. There will be an increase to the glazed present on the rear of the building, however the stone details will mitigate the impact when considering the distance from public aspect. The extension is therefore not considered to amount to harm to the significance of the designated heritage asset.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires, that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The application building contributes to the conservation area from public aspects from the south when viewing the building row along Manor Road. This includes the treeline within the conservation area. In consideration of the loss of trees, a replanting condition will be issued to mitigate the loss of trees on the site which will provide further soft landscaping. The rear extension is in keeping with the character of the host building. The proposal is considered to preserve the special interest of the conservation area.

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, and Chapter 12 of the NPPF, regarding design.

Visual Impact

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:

	Yes - COMPLY	**No - JUSTIFY**
Be in keeping with the scale and style of the original house	The proposed extension includes stone ashlar detailing that relates to the host dwelling. A parapet wall will be created to partly screen the light pendant. The rear of the extension will include patio windows, there is a visual break up of the glazing due to the stone walling. The design is in keeping with the style of the original dwelling. Scale will be covered below.	

Not normally cover more than half the total area around the original house (including previous extensions and outbuildings)		The cumulative impact of the extension will create a footprint over the footprint of the original building. It will be relative to the scale of the adjoining property. When considering the building group and impact on the conservation area, the increase in scale is acceptable.
Not exceed 4 metres in height	The extension will be 3.10metres in height.	
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 will project 4.00m (overall taking into account existing extension) from the rear elevation of the original. There will be a visual break due to the gap to the west of the extension. The projection is relative to the neighbouring property, when considering this the projection is acceptable.
Where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		The eaves height of the building will be 3.10m due to the roof type. In a visual sense the height is acceptable.
Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A 1.00m gap will be maintained.	

Impact on residential amenity

The main properties affected are:

- 12 Manor 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)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	There are no side windows proposed. There will be rear windows that have an angled outlook towards neighbouring residential space. There is currently a sufficient boundary treatment to mitigate a loss of privacy. The relationship is acceptable.	
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	There will be a 5.40m gap to between the extension and 12 Manor Road. The extension is single-storey in height. Due to distance, there will not be a loss of light or outlook.	

Due to the street pattern, there are no other properties to consider.

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.

Impact on Highway Safety

Policy LP21 states all proposals should ensure the safe and efficient flow of traffic within the development and on the surrounding highway Network.

Policy LP22 and the Kirklees Highways Design Guide Supplementary Planning Document are relevant insofar as they relate to parking provisions.

Development will lead to an increase in habitable space, however the number of bedrooms will remain the same. There are two off-street parking space to the front of the property. The provisions are considered to be suitable.

Environmental matters

Trees

Trees within a conservation area are protected under The Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Policy LP33 of the Kirklees Local Plan states that the Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.

The applicant is seeking to remove 4 trees on site. A tree survey and AIA has been submitted in support of the application ref AWA6782, dated 1 st July 2025. The tree survey indicates all trees set to be removed are category C trees.

KC Trees were consulted, they had no objection to their removal, so long as a replanting scheme was conditioned. Considering the contexts of the amenity of the trees in relation to the conservation area, this will be conditioned.

Ecology

The development is for a single-storey extension to be installed on the rear of the property. Whilst the property is located in an area, as the proposed works are single storey and include no work to the main roof, then it is considered unlikely that bats will be affected.

A cautionary note will be added that if bats are found during the development, then work must cease immediately and the advice of a licensed bat worker sought.

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.

Conclusion

The application for the erection of a rear extension and alterations at 14 Manor Road has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations Supplementary Planning Document, Kirklees Local Plan, the National Planning Policy Framework and other material considerations.

Given the acceptable impact on the conservation area, visual amenity, residential amenity, highway safety and environmental matters, the proposal is 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.

As set out above, 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 and is therefore recommended for approval.

Recommendation **Approval**

Decision Authorisation – Delegated Powers
Application Number: 2025/91880
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 LP24 of the Kirklees Local Plan, and the aims 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. They shall be constructed in the manner shown on drawing 25/1196/04c and retained thereafter.
Reason: In the interests of the historic environment & visual amenity and to accord with Policies LP24 & LP35 of the Kirklees Local Plan, Key Design Principles of the Kirklees House Extensions and Alterations SPD (2021) and the aims of chapters 12 &16 of the National Planning Policy Framework.

4. Within two years of the date of this decision, the felled trees shall be replaced by 2x Scots Pine and 1X Cherry 1.5-2m in height when planted, located within the site and sourced and planted in accordance with BS8545.
Reason: To safeguard future tree cover and amenity. To ensure that the planting is carried out in accordance with good arboricultural practice and to

accord with Policies LP24 LP33 & LP25 of the Kirklees Local Plan and Chapter 12, 15 & 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	25/1196/01b	RevB	01 November 2025
Existing block plan	25/1196/02b	RevB	01 November 2025
Proposed site plan	25/1196/05c	RevC	01 November 2025
Existing grouped plans	25/1196/03	-	09 July 2025
Proposed elevations	25/1196/04c	RevC	23 October 2025
Conservation/Heritage Assessment	-	-	09 July 2025
Arboricultural Report and Impact Assessment	AWA6782	-	09 July 2025
Climate change statement	-	-	09 July 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 has, 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 requested that a new location plan was submitted indicative developed around the domestic curtilage of the building and the projection of the extension was reduced. These amendments were received and accepted.