

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

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| Reference No: | 2025/62/91915/W |
| Site Address: | 3, Jagger Lane, Kirkheaton, Huddersfield, HD5 0QY |
| Description: | Erection of single storey side extension 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.

John Holmes

AUTHORISED OFFICER

Date: 02-Sep-2025

HOUSEHOLDER DELEGATED REPORT

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| Application Number | 2025/91915 |
| Location | 3, Jagger Lane, Kirkheaton, Huddersfield, HD5 0QY. |
| Proposal | Erection of single storey side extension and associated alterations. |
| Publicity end date | 21/08/2025 |
| Number of representations received | 1 – Parish Council confirmed they have no comment to make |
| Kirklees Local Plan Allocation/Designation | The application site is located in a Strategic Green Infrastructure Network area, as well as within a bat alert layer. |
| Extension to Time (EoT) | No |
| Recommendation | Conditional Full Permission |

| | NO | YES |
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| 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 | ✓ | |

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
- **LP 30** – Biodiversity and Geodiversity
- **LP 31** – Strategic Green Infrastructure Network

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 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

| | YES / NO | SUMMARY |
|------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------|
| Negotiations/Amendments during course of application | No | |
| Parish/Town Council comments sought | Yes | Kirkburton Parish Council have been consulted regarding the application but have chosen not to comment. |
| Planning History | No | |
| Consultations required | No | |

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Assessment

The application seeks permission for a single storey side extension and associated alterations.

The proposed side extension will project 3m from the side elevation of the original house, with a maximum height of 3.9m, eaves height of 2.4m, and a maximum depth of 7.33m.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16 and 5.17 on page 28 (and listed below) and if they do not, they need to be justified.

| Side extensions | <u>Yes - COMPLY</u> | <u>No - JUSTIFY</u> |
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| Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties | As the extension is single storey and there are no windows in the side elevation of the closest neighbouring property, reasonable levels of natural light will be allowed to habitable rooms in neighbouring properties. | |
| Positioning windows to minimise or avoid any potential overlook into neighbouring gardens | Due to the natural screening between the garden on site and neighbouring amenity space, it is considered that ground floor windows as proposed will not facilitate significant overlooking. | |
| Single storey side extensions should: | | |
| not extend more than two thirds of the width of the original house | | Although the proposed extension does extend more than two thirds of the width of the original house, as it does not project significant further than the existing side extension and has no impacts on |

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| | | neighbouring properties or visual amenity of the street scene over and above that of the existing built form, it can be considered acceptable in this case. |
| not exceed a height of 4 metres | The maximum height of the extension is 3.9m, not exceeding 4m. | |
| be set back at least 500mm from the original building line to allow for a visual break | | The proposal lies flush with the north eastern elevation of the existing building, however, this is not considered to cause a terracing effect between properties and is a similar relationship as existing built form and therefore acceptable in this case. |

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 3, Jagger Lane, Kirkheaton, Huddersfield, HD5 0QY, a two-storey detached property faced in render with a pitched gable stone slate roof, and uPVC windows and doors. The application dwelling lies in a slightly varied street scene, surrounded by properties of differing sizes, scales, appearances, characters, and ages. Furthermore, the dwelling benefits from a hard-standing parking area to the West, as well as amenity and garden space to the South West.

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 |
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| 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 | As the extension is subservient to the host dwelling and is faced in matching materials, it is considered that there will | ✓ |

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| | <ul style="list-style-type: none"> Chapter 12 NPPF | be no significant impact upon the local character and street scene. | |
| 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 | Due to the extensions subservience and use of materials to match the host dwelling, it is considered that there will be no significant impact upon the original house. | ✓ |
| 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 | The extension is subservient to the host property with regard to height, scale, and massing. | ✓ |
| 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 | The extension will be faced in render, with uPVC windows, both of which will match the existing dwelling. The plans submitted demonstrate matching materials which is considered to be acceptable. | ✓ |
| 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 | Either artificial stone slate or stone slate tiles will be utilised, matching the stone slate on the roof of the existing building. The plans submitted demonstrate matching materials which is considered to be acceptable. | ✓ |
| 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 | All windows proposed in the extension are considered proportionate to those in the host dwelling with regard to size and positioning. | ✓ |
| Accessibility for all users | <ul style="list-style-type: none"> KDP 17 of the SPD | Private domestic extension – no alternate | ✓ |

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| | <ul style="list-style-type: none"> • Policy LP24 Design (f) • Chapter 12 of the NPPF | access arrangements required. | |
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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:

- 1, Jagger Lane, Kirkheaton, Huddersfield, HD5 0QY – Neighbouring property to the West.
- 2, Jagger lane, Kirkheaton, Huddersfield, HD5 0QY – Neighbouring property to the North.
- 2A, Jagger Lane, Kirkheaton, Huddersfield, HD5 0QY – Neighbouring property to the North West.
- 92, Nettleton Road, Dalton, Huddersfield, HD5 9TE – Neighbouring property to the South.

| | Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF | Further comments | ✓ / X / N/A |
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| 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 the extension is considered to be well-screened, single storey, and is located an adequate distance away from neighbouring dwellings, it is considered that there will be no significant impact upon privacy of neighbours. | ✓ |
| 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 | Due to the limited scale of the extension, and distance it would be sited in relation to neighbouring properties, it is considered that there will be no significant impact upon light and outlook of neighbours. | ✓ |

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| Impact on overbearing or overshadowing | <ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF | As aforementioned, due to the limited scale of the extension and adequate distance between the application property and neighbouring dwellings, it is considered that there will be no significant impact upon neighbouring properties with regard to overbearing or overshadowing. | ✓ |
| 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 | At least 50% of the current garden space on site will be retained, which is considered to be an adequate 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:

| | Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF | Further comments | ✓ / X / N/A |
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| 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 | As the extension is replacing an existing side extension, is limited in scale, and set back from the closest highway, it is considered that there will be no significant impact upon highway safety. | ✓ |
| 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 | As the extension will not increase the number of bedrooms at the property, and the hard-standing parking area on site will not be reduced in scale, it is considered that the current parking | ✓ |

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| | | provision on site is acceptable to remain. | |
| 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 | 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:

| | Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF | Further comments | ✓ / X / N/A |
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| 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 | The proposal is not close enough to have any significant impact upon trees. | ✓ |
| Impact on ecology | <ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF | While the site is within a bat alert layer, the nature of the proposal is not considered to have significant impacts to roosting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts the applicant of their private responsibilities if | ✓ |

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| | | any signs of bats or potential to disturb those protected species are found. | |
| 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.

Representations, including Parish/Town Council comments:

| Summary of Representation | Officer response | Addressed ✓ / X / N/A |
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| Kirkburton Parish Council have been consulted regarding the application stating they have no comment to make. | Noted. | ✓ |

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**

Decision Authorisation - Delegated Powers

Application Number: 2025/91915

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

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|----------------------------------|------------------|----------------|----------------------|
| As Existing Plans and Elevations | 1720-01 | - | 10/07/2025 |
| Plans and Elevations | 1720-02 | Rev A | 10/07/2025 |
| Application Forms | - | - | 10/07/2025 |
| Climate Change Statement | - | - | 10/07/2025 |

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.