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:	**2025/62/91960/W**
Site Address:	24 & 26, Thornleigh Road, Crosland Moor, Huddersfield, HD4 5PY
Description:	Hip to gable to both no.24 and no.26 and erection of rear dormer across the rear roof slope of no.24 and no.26
Recommending Officer:	Faiza Bano

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: 06-Nov-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91960
Location	24 & 26, Thornleigh Road, Crosland Moor, Huddersfield, HD4 5PY
Proposal	Hip to gable to both no.24 and no.26 and erection of rear dormer across the rear roof slope of no.24 and no.26
Publicity end date	15th September 2025
Number of representations received	None
Kirklees Local Plan Allocation/Designation	LB Airport Consult, Swift Nesting Records, DEVELOPMENT_LOW_RISK_AREA
Extension to Time (EoT)	**Yes - 6th November 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) July 2021

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	Amendments sought to reduce the width of the dormer and create two separate smaller dormers across each dwelling.

Parish/Town Council comments sought (Kirkburton)	No	N/A
Planning History	No	N/A
Consultations required	Yes	KC Highways Development Management - This application is for the erection of hip gables to both properties with a rear dormer to create an attic bedroom in both properties at existing residential properties fronting on to Thornleigh Road, a 30mph two-way single carriageway residential access road of approximately 6m width with footways on both sides and street lighting present. The application site is approximately 320m to stops on a high frequency bus route, 210m to a convenience store/post office and approximately 350m to the closest primary school. The proposals are to increase the bedrooms in both dwellings from 2 to 3 and this would not require an increase in parking based on local guidance. The dwellings have off street parking (no details were provided but No 26 has 1 off street space and No 24 has 2 off street spaces) and there is room to the front of the properties for an additional on-street parking space, although this would block access to the off-street spaces, but may deter other users from parking there. Waste storage and collection is expected to be carried out as with the existing situation. With this we consider that the application will have no additional impacts on the operation or efficiency of the local highway network or highway safety and

		therefore we have no highways objection to this application

Assessment

This application relates to the development of two semi-detached dwellings. The submitted plans confirm that the properties will remain as two separate residential units and are not intended to be amalgamated into a single dwelling.

Hip to Gable Enlargement

The submitted plans confirm that roof alterations would be undertaken to provide one additional bedroom within the loft space of both dwellings. It is noted that the overall height of the properties will increase by approximately 31cm and the hip to gable enlargement will provide an additional 3.6m roof covering across the second floor on either side of both dwellings.

Raising the Eaves and Ridge Height

The application proposes to increase the ridge and eaves height by approximately 31cm.

The proposed increase in ridge and eaves height is relatively modest and is unlikely to result in a disproportionate or dominant alteration to the original dwellings.

The proposed roof alterations, including the 31cm increase in ridge and eaves height and the hip-to-gable enlargement, are broadly consistent with the design principles set out in the Kirklees House Extensions and Alterations SPD.

Given that there are existing dwellings with gable roof structures, the hip to gable enlargement would not represent an unsympathetic addition appearing incongruous and out of character with the host and within the street scene.

These modification would not appear detrimental to the character of the area and are unlikely to significantly impact visual amenity.
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The Kirklees SPD sets out that dormer window extensions should comply with certain parameters set out at paragraph 5.27 on page 32 (and listed below) and if they do not, they need to be justified:

Dormer windows should:	**Yes - COMPLY**	**No - JUSTIFY**
relate to the appearance of the house and existing roof;	Yes - regarding design, the proposed dormers would demonstrate a	

	resemblance to the original dwelling in terms of roof design.	
be designed in style and materials similar to the appearance of the existing house and roof;	Yes – Dormers are designed with a flat roof across the rear elevation. The dormers would appear similar in terms of construction materials and design. In terms of size, the proposed dormers measures 7.7m (w) x 3.8m (h) x 6.9m (d) has been designed to extend seamlessly across the roofscape of each property. The dormers are to be finished with matching tiles and grey concrete straight tiles.	
not dominate the roof or project above the ridge of the house;	Yes – Proposed dormers do not dominate the roof nor project above the ridge of the house.	
be set below the ridgeline of the existing roof and within the roof plane; and	Yes – set below the ridgeline.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.		No other dormers in neighbouring properties, considered that in this instance it is not relevant.

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

Summary of local street scene/character:

The application relates to 24 & 26, Thornleigh Road, Crosland Moor, Huddersfield, HD4 5PY; a pair of semi-detached properties. The dwellings are faced in brick, render and pebble dash, and have a roof finish of concrete tiles. The properties benefit from gardens to the front and rear. The neighbouring

properties are of residential use and comprise of detached and semi-detached properties of a mixture of materials and differing architectural styles.

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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	Modest extensions designed to be in keeping with the character of the site.	
Impact on original house(s)	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The proposed development would integrate effectively with each respective dwelling. The works to both properties would ensure that the semi-detached pair retain their symmetry.	
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	While the height of the dwellings would increase, this would be minimal and not readily apparent within the street scene. Further the hip to gable on both properties retains the symmetry of the semi-detached pair and the dormers would be of an appropriate scale and composition as not to dominate the roof scape.	
Facing materials and detailing	• KDP 9 of the SPD	The application proposes a brick and render finish to both properties. This is considered acceptable	

	• Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	as this is an existing characteristic of the street scene. The proposed dormers are to be finished in grey concrete straight tiles. Doors to finished in composite and windows to match the existing.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Hipped to gable end conversion, and flat roof style to dormers, take design cues from the surrounding area and would be of forms indicative of the area.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Proportions, including roof lights, match the existing property.	
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extensions which would not change the existing access into / around the property	

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:

- 22 Thornleigh Road – located to the northeast of the application site. Shall see a change in the roof shape and addition of dormers to the side. However, there will be no impact on this dwelling, given the distance between the proposed development and the shared boundary.
- 28 Thornleigh Road – Located to the northwest. As above.

- 27 and 29 Thornleigh Road – located opposite the application site. Shall see changes to the roof including the addition of roof lights along the front. The outlook would be no different to the existing. As such, little to no impact on these properties.
- 29 – 41 Gramfield Road – Located to the rear of the application site. May see change in roof shape and addition of dormers. However, there will be no impact on these dwellings given the distance between the dormers and shared boundaries.

	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	Acceptable for the reasons set out above.	✓
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	As above.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Due to the modest size of the extension, there will be no impact on the garden space to the front of the house. Ample garden space will remain to the front and rear.	✓

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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Parking is predominantly provided in curtilage, which remains acceptable due to the location of this property and the neighbouring houses.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	As above.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.	✓

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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	N/A	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	N/A	✓

Carbon Budget / Climate change statement	• 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	• 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:

None received.

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:
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 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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Proposed Elevations	Proposed Elevations UD – 606		30-Oct-2025
Proposed Floor Plans	Proposed Floor Plans UD – 606		30-Oct-2025
Existing Floor Plans	Existing Floor Plans UD – 606		14-Jul-2025
Existing Elevations	Existing Elevations UD – 606		14-Jul-2025
Climate Change Statement			14-Jul-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. Amendments were sought due to officers concerns regarding the scale of the dormer. The dormer was subsequently

reduced in scale by being split into two smaller dormers. It has been assessed that this would satisfy concerns regarding the impact on visual amenity.

Report Dated: 06/11/2025