

**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:	2025/62/91970/E
Site Address:	994, Bradford Road, Birstall, Batley, WF17 9JD
Description:	Erection of single storey rear extension (within a Conservation Area)
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.

John Holmes

AUTHORISED OFFICER

Date: 12-Jan-2026

OFFICER REPORT

Site Description

994 Bradford Road is a two-storey mid-terrace dwelling faced in ashlar stone. The property benefits from parking provision to the front and rear of the property along with a garage located to the rear of the site.

The properties which form the street scene are known as Trinity Terrace show a number of archetypal features from the 19th Century period. There are dentils along the top of the façade of the terrace in the bed moulds of the cornice. All of the buildings have lintels which bridge the windows and doors.

The area is predominantly residential with various local amenities within both walking and driving distance, along with access to public transport links.

The area is residential and part of the Birstall conservation area.

Description of Proposal

This application seeks planning permission for the erection of a single-storey rear extension. The proposed extension would project approximately 3.14 metres from the rear elevation of the host property and extend across a width of approximately 3.7 metres. It is designed as an infill element, completing the existing building line and providing a cohesive integration with the overall form of the dwelling.

The extension would incorporate a lean-to roof with a maximum height of 3.6 metres and an eaves height of approximately 2.4 metres.

All external materials are proposed to match those of the existing property to ensure visual continuity and maintain the character of the dwelling.

Relevant Planning History

2020/90611 - Erection of single storey rear extension (within a Conservation Area) - Conditional full permission

2016/90636: 992, Bradford Road, Birstall, Batley, WF17 9JD | Erection of single storey rear extension (within a Conservation Area) - Conditional full permission

An application currently pending at no. 996, Bradford Road (ref: 2025/91971) for erection of single storey rear extension (within a Conservation Area) is currently awaiting determination.

Representations

The application was advertised by site notice & press notice, which expired on 18/09/2025

As a result of the above publicity, no representations have been received.

Consultation Responses

None

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 within the Birstall Conservation Area and falls within the Bat Alert and on the KLP.

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 22** – Parking
- **LP 24** - Design
- **LP 35** - Historic Environment

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.

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 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

Principle of development:

The site is within the Upper Batley Conservation Area. Section 72 of the Listed Buildings & Conservation Areas Act (1990) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the appearance or character of the Conservation Area. This is mirrored in Policy LP35 of the Kirklees Local Plan together with guidance in Chapter 16 of the National Planning Policy Framework. Visual amenity, residential amenity and highway safety will be assessed in this report. There is a Conservation Area Appraisal for this Conservation Area.

Impact on heritage asset:

The property is within the Upper Batley conservation area and as such, the scheme needs to be assessed having regards to Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework. Paragraph 207 of the NPPF requires the provision of a heritage impact assessment which should describe the significance of the heritage asset and the impact the proposals would have.

The conservation area encompasses the core village of Upper Batley and its historic character, primarily featuring dwellings and farm buildings from the early to mid-19th century. Within its boundaries are several large late Victorian houses as well as 19th-century terraced housing concentrated around Grosvenor Road in the south. The area retains a cohesive village character, reflecting its development during the industrial era.

The agent has supplied a heritage statement which outlines the characteristics of the conservation area and is considered to accurately

consider the host property, its position within the conservation area and the potential impacts of the proposal.

The application site forms part of Trinity Terrace, a late 19th-century row of substantial terraced houses constructed in local ashlar (millstone grit) and characterised by period detailing.

The proposal seeks the erection of a modest, single-storey rear extension. The design adopts a sympathetic approach in scale and form, utilising materials to match the host property to ensure visual continuity with the terrace.

The extension is sited to the rear and would not be readily perceptible from the public realm. Its restrained height and footprint, together with matching materials, would respect the architectural character of the host dwelling and the wider terrace. On this basis, the development is considered to preserve the character and appearance of the Birstall Conservation Area and would not harm the significance of the heritage asset.

The scheme therefore complies with Policy LP35 of the Kirklees Local Plan and advice within Chapter 16 of the National Planning Policy Framework.

Impact on visual amenity:

Key Design Principle 1 of the House Extensions & Alterations 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 House Extensions & Alterations SPD goes on to 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.

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The proposed rear extension is single-storey in scale and will be constructed using materials that match those of the existing dwelling. The extension would project approximately 3.14m from the rear elevation, and a reasonable level of private amenity space would be retained. The extension is therefore considered acceptable in terms of its scale relative to the main house and the overall curtilage. The proposed materials include stone for the external walls and tiles for the roof, all of which would match the existing dwelling. The design details, including the fenestration and roof form, have been designed to reflect those of the host property and would be in keeping with its overall character and appearance. As such, the proposal is not considered to result in any harm to visual amenity.

Having taken the above into account, the proposals 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 (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

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 House Extensions & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

Impact on 992 Bradford Road

The extension is positioned on the opposite side of the existing two-storey element of the application site; therefore, it is considered that the proposal would have no adverse impact on this dwelling.

With regards to the impact on the adjoining 992 Bradford Road, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 996 Bradford Road

This adjoining property is seeking planning permission for a similar scheme, which is intended to be constructed alongside this proposal should permission be granted. Given that the proposed works would create a continuous building line for both dwellings, it is considered that the development would have no adverse impact on the neighbouring property.

Were it the case the proposal was undertaken in isolation, it is noted it would be opposite an entrance door and whilst there is a window to the rear of 996 closest to the proposal the extent of the proposal is such that it is not considered it would significantly impact.

With regards to the impact on the adjoining 996 Bradford Road, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring

occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Whilst there are properties located to the front of the application site, the proposed works are situated to the rear. As such, it is considered that the development would have no adverse impact on these dwellings.

There are properties located to the rear of the application site; however, it is considered that the development would have no adverse impact on these dwellings given the distance between the shared boundaries.

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 & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Impact on highway safety:

The proposals will result in some intensification of the domestic use. However, the parking area to the front and rear of the property would not be affected by the proposed extension and is considered to represent a sufficient provision. Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

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.

Impact upon Ecology

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat roosting area, the proposals are relatively modest, and in this case would not impact upon the existing roof space which has the potential for providing a roost for bats. Therefore, it is considered

unlikely that the proposals would have a significant impact on the bat population. However, in the event that planning permission is approved, it is recommended that an informative be attached to the decision advising the applicant that if bats are discovered on site during the works, any development shall cease, and the applicant is advised to contact Natural England for advice on how to move forward. Subject to this informative, the proposal is considered to be acceptable in regard to ecology.

There are no other matters for consideration.

Representations:

None

Negotiations:

None

Conclusion:

This application to erect a single-storey extension to the rear of 994 Bradford Road has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & 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 proposals are 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.

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 development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number: 2025/91970

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD 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.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

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	Date Received
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Application Form	-	23-Jul-2025
As proposed	1979 A(10)-02	23-Jul-2025
As existing	1979 A(00)-02	23-Jul-2025
Conservation/Heritage Statement	D & A & Heritage statement	23-Jul-2025
climate change statement	1979	23-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 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. As the submitted plans were considered to be acceptable, no amendments were sought.

Report Dated

09/01/2026