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:	**2025/62/91984/W**
Site Address:	Beaumont Primary Academy, Dryclough Road, Crosland Moor, Huddersfield, HD4 5JA
Description:	Installation of ground floor window to south-west facing elevation
Recommending Officer:	Molly Storer

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: 8th September 2025

The Site

The application site relates to Beaumont Primary Academy a primary school located in the area of Crosland Moor. The proposed location of the window applied for within this application is to a building located to the southwest of the main building.

The site as a whole is large in size and benefits from a cluster of buildings all related to educational facilities at the school. 2 large car parks can be found along the western side of the school, with pedestrian access available to the north, south and west. Vehicular access is taken from Dryclough Road.

The site is not located within a Conservation Area and there are no Listed Buildings in close proximity.

The Proposal

The application is seeking planning permission for installation of a ground floor window to the south-west facing elevation of Beaumont Primary Academy.

It will involve a single window measuring approximately 1242.5 mm (W) × 1810 mm (H) to match the dimensions of half of an existing paired unit.

There are no changes to the internal or external layout. The window will be inserted into an existing external wall, maintaining the established design rhythm of the façade.

Planning History

There are multiple previous planning applications at the site, the most relevant application is outlined as follows:

2017/90155 – Erection of school, formation of outdoor play areas and fenced MUGA and alterations to existing site access and parking – Conditional Full Permission.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via site notice.

Final publicity date expired: 29th August 2025

No representations were received as a result of the publicity.

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

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 falls within an urban green space allocation within the Kirklees Local Plan and falls within an area with a low risk of ground movement as a result of former mining activity.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP24 Design
LP52 Protection and Improvement of Environmental Quality

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, 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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

Chapter 2 – Achieving sustainable development
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

1 – Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that:

> *The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.
Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

It should be noted that whilst falling in an area of urban green space, the proposal is of a scale / nature that is such that policy LP61 which relates to loss of urban green space, and the requirements of Chapter 8 of the NPPF are not considered to be relevant as the proposal would not affect land allocated as urban green space insofar as it would not lead to a loss of such space.

2 – Impact on character and appearance of the area

In terms of visual amenity, general design considerations are set out in Policy LP24 of the Local Plan and Chapter 12 of the NPPF, which seek to secure good design in all developments by ensuring that they respect and enhance the character of the townscape and protect amenity.

The proposed replacement window will be small in scale measuring 1242.5 mm (W) × 1810 mm (H). This will match the dimensions of half of an existing paired unit and be the same height as the other windows on this elevation. There are no changes to the internal or external layout. The window will be inserted into an existing external wall, maintaining the established design rhythm of the façade. The design and access stamen states that the new window has been designed to match the existing fenestration in frame colour, proportions, opening type, and positioning. It will be visually coherent with the current architectural character and have no adverse impact on the appearance of the building.

For these reasons, it can be concluded that the proposed works will harmonise with the architectural style of the host building and existing features. It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF.

3 – Impact on residential amenity:

The impact of the proposal on the amenity of surrounding properties and future occupiers of the dwellings needs to be considered in relation to Policy LP24 of the Local Plan which seeks to “provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings.”

The impact of the development on each of the surrounding buildings has been assessed and it has been concluded that the installation of a new windows will cause no detriment to the residential amenity of any neighbours with regard to overbearing, overshadowing or privacy. This is because the

development would mainly face the car park to the southwest. However, at a separation distance of 30+ metres to the nearest property, it is not considered to raise concerns with regard to overlooking / privacy.

It is therefore considered the installation of new windows and replacement doors would have an acceptable impact upon residential amenity and therefore complies with Policy LP24 from the Kirklees Local Plan.

4 – Impact on highway safety:

The proposed developments to the application site will cause no detriment to highway safety as the installation of the new window would result in no alterations to the existing parking arrangements at the site and access to and from the property in conjunction with the adjoining highway will remain the same.

Therefore, for these reasons, the proposal is considered to comply with Policies LP21 and LP22 of the Kirklees Local Plan.

5 – Other matters:

Ecology

Chapter 15 of the National Planning Policy Framework are 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 alert area, the proposals are relatively modest, and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware 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.

Climate Change

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 pre-dates 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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – 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 **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2025/91984

Officer Recommendation: Approve

Conditions

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 (as amended).

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, and LP24 of the Kirklees Local Plan, and Policies within Chapters 2, 12 and 14 of the National Planning Policy Framework

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulations of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	PP-14163439v1	-	16/07/2025
Elevation A Existing, Demo and Proposal	WAC 2126 010RevA	-	16/07/2025
Ground Floor Plan Existing and Proposed	WAC 2126 010RevA	-	16/07/2025
Window Details Proposed	WAC 2126 012RevA	-	16/07/2025
Application form	-	-	16/07/2025
BNG Exemption Statement	-	-	16/07/2025
Design and access statement	WAC 2126 DASRevA	-	16/07/2025
Application form	-	-	16/07/2025

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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

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