

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:	2025/62/92081/W
Site Address:	46, Woodhouse Grove, Fartown, Huddersfield, HD2 1AS
Description:	Erection of two storey rear extension
Recommending Officer:	Joshua Merriman

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 04-Nov-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92081
Location	46, Woodhouse Grove, Fartown, Huddersfield, HD2 1AS.
Proposal	Erection of two storey rear extension and partial single storey side.
Publicity end date	12/09/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located within a bat alert layer, and within an area at high risk of ground movement due to previous coal mining activity.
Extension to Time (EoT)	Yes EoT Date: 04/11/2025
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	✓	

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

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 11: Water retention
- 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	Yes	It was requested that the two-storey rear extension was set away from the shared boundary as to reduce impacts on the residential amenity of the adjoining dwelling, with a ‘wraparound’ style of the extension suggested to maintain adequate space. Amended plans were then submitted, setting in the extension to adhere to the 45-degree rule from the neighbouring rear windows and thus having an acceptable impact upon residential amenity. Further publicity was not deemed necessary due to the amendments

		reducing any harm to neighbouring properties. No neighbour was therefore prejudiced.
Parish/Town Council comments sought	No	
Planning History	No	
Consultations required	No	

Assessment

The application seeks planning permission for a two-storey rear extension and partial single storey side.

The proposed rear extension will project 3m from the rear elevation of the existing building, with a maximum height of 6.1m, eaves height of 4.89m, and a width of 6.89m. The single storey side element will project 2.81m from the side elevation of the existing building, with a maximum height of 3.53m, eaves height of 2.41m, and a depth of 1.57m.

The Kirklees SPD sets out that rear extensions and two storey rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.2 and 5.8 on pages 23 and 25 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least half of the rear garden area on site will be retained.	
Be set behind the original building, and not projecting beyond the sides		The extension does project beyond the side elevation of the original building, however, as the extension is set well back from the front elevation of the extension and closest

		highway, it is considered that there will be no significant impact upon the street scene, and the extension can therefore be considered acceptable in this regard.
Maintain external access to the rear garden	The current external access to the rear garden via the North of the site will remain.	
Respect the original house and garden in terms of its size and scale	The extension is considered subservient to the original house and garden.	
Use appropriate materials which match or are similar in appearance to the original house	The extension will be constructed using entirely matching materials.	
Not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties	Due to the sun path and location of the extension in relation to neighbouring dwellings, it is considered that there will be no overshadowing impacts.	
Two storey rear extensions should:		
be proportionate to the size of the original house and garden	The proposal is subservient to the original house and garden.	
not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	At least 50% of the total land around the original house will remain.	
not project out more than 3 metres from the rear wall of the original	The extension will project 3m from the rear elevation of the existing house, not	

house or by 4 metres for detached properties	exceeding the 3m allocated for semi-detached dwellings.	
not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary		The extension has an eaves height of 4.89m within 1.5m of the property boundary, exceeding the 3m eaves height guideline, however, as the extension does not cut the 45 degree angle to neighbouring rear windows, it is considered that there will be no significant impact on the adjoined dwelling and the proposal can be acceptable in this regard.
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre		As aforementioned, the extension is within 1.5m of the Southern property boundary, however, it is not considered to have any significant impact upon neighbouring properties and thus is acceptable in this case.
not adversely affect habitable room windows where they adjoin a neighbour's boundary	The proposal will not cut the 45-degree rule to the neighbouring rear window closest to the adjoined boundary, therefore, there is considered to be no significant impact upon habitable room windows.	

It is noted that there is a slight single storey side element to the proposal following negotiations between the case officer and agent, however, this is not considered to have any significant impact upon visual amenity as it remains set well back from the pavement and shall be constructed using matching materials.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 46, Woodhouse Grove, Fartown, Huddersfield, HD2 1AS, a two-storey semi-detached property faced in brick and render, with a pitched gable grey tiled roof, and uPVC windows and doors. The application property lies in a relatively uniform street scene, surrounded by dwellings of a similar size, scale, character, appearance, and age. Furthermore, the property benefits from a small area of amenity space and a hard-standing parking area to the front, as well as further amenity space to the rear of the house.

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	As the extension is set well back from the front building line of the dwelling and will be constructed using matching materials, it is considered that there will be no significant impact upon the local character and street scene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The extension is subservient to the host dwelling and will be constructed using matching materials.	✓
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	The proposal is subservient to the original building with regard to height, scale, and massing.	✓
Facing materials and detailing	• KDP 9 of the SPD	The extension will be faced in brick and render with uPVC windows and doors, all to match the existing property.	✓

	• Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF		
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	A pitched grey tiled roof will be used to match that of the existing building.	✓
Window proportions	• 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 to be proportionate to those in the host property with regard to size and positioning.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alternate access arrangements required.	✓

It is noted that there is a slight single storey side element to the proposal following negotiations between the case officer and agent, however, this is not considered to have any significant impact upon residential amenity due to the limited scale of this area of the extension. Furthermore, the movement of the development away from the shared boundary, and introduction of this side element, is considered to lessen the overall impact on the residential amenity of neighbouring occupiers.

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:

- 44, Woodhouse Grove, Fartown, Huddersfield, HD2 1AS – Adjoined neighbour to the South.
- 48, Woodhouse Grove, Fartown, Huddersfield, HD2 1AS – Neighbouring property to the North.

	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 windows in the side elevation of the extension, and the property is considered to be well-screened to the rear, therefore, there is considered to be no significant impact upon privacy of neighbours.	✓
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 the extension has been set in from the adjoined boundary it is considered that there will be no significant impacts on the light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As aforementioned, due to the extension being set in from the adjoined boundary, and the path of the sun relative to the properties' location, it is considered that there will be no significant impact upon overbearing or overshadowing onto neighbouring dwellings.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	At least 50% of the current amenity space, and all of the garden space, currently on site will remain, which is considered acceptable.	✓

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
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The extension is set far enough back from the highway to have no significant impact upon highway safety.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Although the number of bedrooms in the property will increase from two to three, the number of off-street parking spaces on site will not increase, however, the hard-standing parking area on site will not be reduced in scale and it is considered that there is no scope to provide extra off-street parking on the application site, therefore, as parking provision will not be lost it is considered that the proposal is acceptable on parking provision grounds.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although nothing 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	Further comments	✓ / X / N/A
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	the Kirklees Local Plan and the NPPF		
Impact on trees	• 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	• 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 any signs of bats or potential to disturb those protected species are found.	✓
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	The rear garden and landscaping would be retained to allow for run-	✓

	Policy LP24 (d) (vii), LP27 and LP34 of the KLP	off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	
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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: 2025/92081

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

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
Location Plan, Existing and Proposed Elevations and Floor Plans	2518/02B	-	21/10/2025
Application Form	-	-	29/07/2025
Climate Change Statement	-	-	29/07/2025
Design and Access Statement	46 Woodhouse Grove HD2 1AS	-	29/07/2025

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. The case officer sought amendments to the location of the rear extension to ensure there were no significant impact upon the residential amenity of neighbouring occupiers. Following the communication of this to the applicant, amended plans were submitted detailing the movement of the extension away from the shared boundary, overcoming concerns.

Report Dated: 23/10/2025