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:	**2025/62/92199/E**
Site Address:	70, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN
Description:	Erection of single storey rear extension
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 04-Dec-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92199
Location	70, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN
Proposal	Erection of single storey rear extension
Publicity end date	15th September 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Unallocated, BatAlert, DEVELOPMENT_LOW_RISK_AREA
Extension to Time (EoT)	**Yes** / No / N/A **EoT Date: 30/10/2025**
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) 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

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 33** - Trees
- **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	No	N/A
Parish/Town Council comments sought	Yes	Denby Dale Parish Council - No observations

Planning History	Yes	2022/93064: The proposal is for erection of single storey rear extension. The extension projects 8m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.6m, the height of the eaves of the extension is 3m - RF – REFUSED 90/02711: Erection of 2-Storey Extension and Bay Window Extension - RF – Refused 90/05303: Erection of 2-Storey Extension and Detached Garage - Conditional Full Permission
Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.2 on page 23 (and listed below) and if they do not, they need to be justified:

Rear Extensions Should:	**Yes - COMPLY**	**No - JUSTIFY**
respect the original house and garden in terms of its size and scale	Yes – the extension does not cover more than half of the total area around the original house.	
use appropriate materials which match or are similar in appearance to the original house; and	Yes – materials to match	
not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.	Due to the detached nature of the application site, the proposed extension will not overshadow neighbouring properties. Due to the modest scale of the proposed extension,	

	there will be no impact on the loss of outlook of neighbouring properties.	

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out in paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

Single storey extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
be in keeping with the scale and style of the original house;	Yes – The extension is designed to be in keeping with the scale and style of the original house. It uses matching materials and architectural features, ensuring it blends seamlessly with the existing structure.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings);	Yes – The extension does not cover more than half the total area around the original house	
not exceed 4 metres in height;	Yes – The proposed single-storey rear extension has an overall height of 3.4 metres from ground level, which is below the maximum permissible limit of 4 metres. The flat roof design contributes to a low-profile appearance, ensuring the extension remains visually unobtrusive and sympathetic to the character of the existing dwelling.	
not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;		No – The extension projects 6.4 metres from the original rear elevation and spans a width of 4 metres. Despite its depth, the modest height and single-storey nature of the

		proposal help to mitigate any potential overbearing impact on neighbouring properties. Given the scale of the development in relation to the host dwelling, the separation distance from the shared boundary, large curtilage of the neighbouring property, the proposal is not considered to result in significant harm to residential amenity. The extension is therefore deemed acceptable.
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	Yes – the extension is flat roofed and has an overall height of 3.4 metres, which includes the roof lantern.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.	Yes – the extension retains over a 1 metre gap.	

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

Summary of local street scene/character:

The site to which this application relates is 70, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN. It consists of a two-storey stone built detached property, a driveway and a double garage to the front and a large garden to the rear. The site is relatively exposed to the front, and it is enclosed to the rear by close board fencing, hedges and mature trees. The site and its surrounding area are wholly residential characterised by two storey stone built detached properties.

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	The extension is generally modest in scale and due to neighbouring properties having similar extensions, the proposed development would not appear overly prominent. The proposed development would be located to the rear of the property and will not impact the character or street scene across the frontage of the property.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The original property would remain the dominant feature.	✓
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	As above. The extension would project across the rear of the property and is single storey.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Facing materials to match exiting.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Flat roof style – acceptable as applicants could build something similar in size and scale under permitted development.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c)	Modest size windows in rear extension, with floor to ceiling windows and sky lights, which would	✓

	and (d) of the KLP • Chapter 12 of the NPPF	be in-keeping with existing building.	
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension which would provide easy access into the main house.	✓

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:

- 68 Barnsley Road - there is over a metre distance between the shared boundary of these properties, and it is considered that there will be little to no impact on this dwelling for the reasons set out above.

- 4 Dearnfield – The rear of this property is located to the front of the application site. There will be no impact on this dwelling given that the proposed development is located to the rear of the application site.

- There are no properties located to the rear.

		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	•	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b)	As above.	✓

sides, rear and front)		• Chapter 12 of the NPPF		
Remaining garden space of application property	•	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	As above.	✓

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 – off the main through-fare. The property also has a driveway big enough to fit a car after the construction of the proposed rear extension.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Maintains appropriate access and off-street in-curtilage parking.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv)	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site.	✓

	• Chapter 12 of the NPPF	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	There is a tree on the shared boundary with No.68 which overhangs the boundary. Given the projection of the proposal, there is potential for it to impact upon the root system of the tree. Informal consultation has been undertaken with the Council's Trees officer who advised that in the absence of an Arboricultural Impact Assessment, it would be reasonable to impose a condition requiring installation of a pile and beam foundation. The agent has confirmed their acceptance of such a condition, which would ensure that the development accords with Policy LP33 of the KLP.	✓
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:

No representations 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 walling material of the extension hereby approved shall in all respects match that 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.

4. The extension hereby approved shall be constructed utilising a pile and beam foundation.
Reason: To ensure the vitality and viability of the tree located in close proximity to the proposal, and to accord with Policy LP33 of the Kirklees Local Plan.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application Form	-		05-Aug-2025
Block Plan	214 (0-) 03A Block Plans		05-Aug-2025
Grouped Plans and Elevations	214 (0-) 02A Scheme As Proposed		05-Aug-2025
Grouped Plans and Elevations	214 (0-) 01B Existing Survey		05-Aug-2025
Supporting Information	Climate Change Statement		05-Aug-2025
Supporting Information	214 - 70 Barnsley Road - Extension - D and A		05-Aug-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.

Report Dated 28/10/2025