

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:	2025/62/92219/W
Site Address:	23, Prestwich Drive, Fixby, Huddersfield, HD2 2NU
Description:	Erection of single storey side extension and two storey rear extension, alterations to existing dormer and roof to create first floor side extension and associated works and alterations
Recommending Officer:	Nicole Helliwell

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: 24-Oct-2025

Officer Report

Reference No. 2025/62/92219/E

Site Address: 23, Prestwich Drive, Fixby, Huddersfield, HD2 2NU

Proposal: Erection of single storey side extension and two storey rear extension, alterations to existing dormer and roof to create first floor side extension and associated works and alterations

Site Description

The application relates to 23 Prestwich Drive, a two-storey detached property situated in Fixby, Huddersfield. The site is set on a gradient which falls west to east. The dwelling is constructed in stone with pebble dashed render to the front elevation and red brick to the side and rear elevations. The property also incorporates a dual-pitched roof finished in grey tiles. The neighbouring properties are of residential use and comprise two-storey dwellings of similar sizes, materials and architectural styles. The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within close proximity to the site.

Description of Proposal

The proposal is for the erection of a single storey side extension and a two storey rear extension, alterations to existing dormer and roof to create first floor side extension and associated works and alterations. Permission is not required for the internal alterations to the property and therefore, the only matters for consideration are the proposed enlargements and exterior alterations. The details of the proposal have been summarised below:

- Single storey side extension (projection approx. 2.7m & 5.1m, maximum height of approx. 3.8m and an eaves height of between 2.6 - 3m)
- Two storey rear extension (projection approx. 4m, maximum height approx. 7.2m and eaves height approx. 5.3m)
- Alterations to the existing side dormer extension and roof to create first floor side extension (overall height of approx. 7.2m)

History of negotiations / amendments received

Amendments were sought during the course of the application to address inconsistencies with the submitted drawings. The revised drawings received were considered acceptable.

Relevant Planning History

Not Applicable.

Representations

The application was publicised by site notice, which expired on 30th September 2025. As a result of the above publicity, no representations have been received.

Consultation Responses

Not Applicable.

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 UNALLOCATED on the Kirklees Local Plan Proposals Map. The site is within an area with a known presence of bats. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **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
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** - Contaminated and Unstable Land

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.

In this case, the following SPDs are applicable:

- Highways Design Guide SPD (adopted 4th November 2019)
- Biodiversity Net Gain Technical Advice Note (adopted 29th June 2021)
- House Extensions and Alterations SPD (adopted 29th June 2021)

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.

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment

Assessment

1. Principle of development

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP 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 NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

2. Impact on Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (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 SPD goes onto 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.

Two Storey Rear Extension

The proposed two-storey extension would project approximately 4m from the rear elevation of the original build. The enlargement would be constructed in a material palette to match the appearance of the host property. Although the extension would not feature a lower ridge line, it would have an acceptable scale relative to the original dwellinghouse and would have limited visibility from public vantage points due to its location to the rear of the property. Additionally, with regard to its scale, it is considered that the property and its curtilage would support the extension without it appearing incongruous or amounting to overdevelopment. Therefore, it is considered that whilst this element exceeds the recommended distance of 3m within the SPD there is suitable justification present that the host property is able to accommodate such a scale of extension without it causing visual harm and the proposed development would respect the character and appearance of the host property and wider street scene.

Single Storey Side Extension

The proposed single storey extension would have a stepped projection and would extend approximately 2.7m towards the front and 5.1m toward the rear of the original dwellinghouse. The extension would incorporate a mono-pitched roof and would be faced in a material palette to match the appearance of the host property. Although the enlargement would not be set back from the principal elevation and would have a large scale, it would be single storey in height such that it would appear subservient to the original build and would retain a distance of approximately 8m from the public pavement which would reduce its prominence from public vantage points. It is considered there is suitable justification present that the host property is able to accommodate such a scale of extension without it causing visual harm. For these reasons, it is considered that the proposal would not have any significant visual impact on the character and appearance of the host property and wider street scene.

First Floor Side Extension

The submitted plans confirm that alterations would be undertaken to the existing side dormer extension and roof to create a first floor side extension. The first floor extension would be constructed in materials to match the appearance of the original dwellinghouse. The enlargement would incorporate a dual-pitched roof finished in grey tiles. Although the extension would lack subservience to the original build, it is considered that the first floor extension would give a better visual appearance than the existing side dormer extension. On this basis, it is considered that the proposed alterations would be acceptable in terms of visual amenity.

Summary

Having taken the above into account, the proposed development 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, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

3. 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 SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

Impact on 21 Prestwich Drive

21 Prestwich Drive is a residential property located south-east of the application site. It is considered that the neighbouring occupants would not experience any undue harm to their residential amenity as a result of the proposed two storey rear extension given that the enlargement would be positioned approx. 8m from the shared boundary and would have an indirect relationship with the neighbouring property due to its location. Furthermore, the proposed first floor side extension would be sited approximately 4.8m from no.21. As the enlargement would replace the existing side dormer extension, officers consider that there would be no further harm with regard to residential amenity.

The proposed single storey side extension would occupy a position in close proximity to the common boundary shared with no.21. It is noted that the neighbouring property contains a ground floor window that would face towards the proposed enlargement. Whilst it is not known what room this window would serve, given the existing close relationship, it is considered that there would be no significant additional harm arising from the proposal with regard to overshadowing or overbearing impact on the neighbour's residential amenity.

Impact on 59 Gleneagles Way

59 Gleneagles Way is a two-storey detached property located to the west and occupies a position on higher ground relative to the application site. The submitted plans confirm that a separation distance of approximately 21.5m would be retained between the proposed development and no.59 in accordance with the Kirklees House Extensions and Alterations SPD. Whilst large openings are noted to the rear including Juliet balconies, it is considered

the oblique angled relationship and distance between these properties is such that the proposal would not cause any undue harm to the neighbouring occupants with regard to overbearing, overshadowing or overlooking.

Impact on 18 Prestwich Drive

18 Prestwich Drive is a two-storey detached property located north of the application site. The proposed two storey rear extension would occupy a position approximately 4.4m from the common boundary shared with no.18. However, the submitted plans demonstrate that the proposal would accord with the 45 degree rule in relation to the neighbour's rear fenestration. On this basis, it is considered that there would be no significant detrimental overshadowing or overbearing impact on the neighbour's residential amenity.

Impact on 57 Gleneagles Way

57 Gleneagles Way is a two-storey detached property located to the west and occupies a position on higher ground relative to the application site. It is noted that the proposed development would occupy a position approximately 20.3m from the rear of no.57. Although this distance would fall short of the 21m recommended within the Kirklees House Extensions and Alterations SPD, the properties would have an indirect relationship due to the angled building positions. On this basis, officers consider that there would be no significant additional harm to the neighbour's residential amenity with regard to overbearing, overshadowing, or overlooking impact as a result of the proposal when considered against that of the host property.

Occupier Amenity

The plans confirm that sufficient outdoor amenity space of a functional layout would be retained at the site. On this basis, the proposed works would ensure an acceptable standard of amenity for existing and future occupants.

Summary

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 and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways

grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed alterations would not intensify the domestic use at the dwelling. The proposal would affect the existing parking arrangements on site, however, the submitted plans demonstrate that at least two off road parking would be available within the integral garage and on the remaining driveway, which would be sufficient for a three bedrooed dwellinghouse. It is noted there is scope for inclusion of the study as a fourth bedroom however it is not considered necessary for a third parking space to be insisted upon in the instance of any grant of permission in this case given the location of the dwelling at the head of a cul de sac which does not experience heavy levels of traffic and the visual benefit of retention of soft landscaping to the front. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

5. 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.

Biodiversity

Whilst the site is located in an area identified as being within a 'bat alert' layer on the Council's mapping system, in this instance, the nature of the works is considered unlikely to have a detrimental impact on the bat population. However, a footnote will be added to the decision notice to provide the applicant with advice should bats or bat roosts be found during construction. This would accord with the aims of Policy LP30 of the Kirklees Local Plan, the Council's Biodiversity Net Gain Technical Advice Note, and Chapter 15 of the National Planning Policy Framework.

There are no other matters relevant to the determination of this application.

6. Representations

No representations were received.

7. Conclusion

This application for the erection of a single storey side extension, two storey rear extension, alterations to the existing dormer and roof to create first floor side extension and associated works and alterations at 23 Prestwich Drive has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and 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, and all other material considerations the proposed development is 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. 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: 2025/92219

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 ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30, LP52 and LP53 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The external walls and roofing materials of the development hereby approved shall in all respects match those used in the construction of the existing building. The development hereby approved shall not be brought into use until it has been completed with the materials of construction as approved by this condition which shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapter 12 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.

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	Revision	Date Received
Existing and Prop Layouts and Elevations	2517/01B	-	22/10/2025
Design and Access Statement	-	-	13/08/2025
Climate Change Statement	-	-	13/08/2025

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. In this case, the design of the original scheme has been found acceptable. The Case Officer undertook negotiations with the agent to secure amended plans. The revised drawings received addressed previous inconsistencies with the plans and were considered acceptable.

Report Dated: 22/10/2025

