

**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:	2025/62/92328/W
Site Address:	74, Lascelles Hall Road, Lascelles Hall, Huddersfield, HD5 0BD
Description:	Removal of existing conservatory and balcony and erection of two storey front and single storey rear extensions, first floor extension and garage conversion, construction of balcony to rear and associated works
Recommending Officer:	Joshua Merriman

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.

Emma Thompson

AUTHORISED OFFICER

Date: 14-Nov-2025

Officer Report – 2025/92328

Site Description

The application site is 74, Lacelles Hall Road, Lascelles Hall, Huddersfield, HD5 0BD, a two-storey detached property faced in natural stone, with a pitched gable stone slate roof, and PVC windows and doors. The application property lies within a slightly varied street scene, surrounded by dwellings similar in size, scale, character, appearance, and age, but adjacent to dwellings of a small size and scale. Furthermore, the application dwelling benefits from a hard-standing parking area to the front, and garden space to the rear.

Description of Proposal

The Scheme

The applicant is seeking permission for the removal of existing conservatory and balcony and erection of two storey front and single storey rear extensions, first floor extension and garage conversion, construction of balcony to rear and associated works.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement

History of Negotiations / Amendments Received

No amendments have been requested by Officers.

Relevant Planning History

The most relevant planning history relates to the following planning applications

91/01636 – Erection of 2 Storey Extension – Conditional Full Permission.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015).

The application has been publicised on the Council's website and by site notice. The expiry date of the publicity period was the 26/09/2025.

Consultation Responses

KC Trees – No objections.

Allocation and Policy

The site is partially allocated Green Belt within the Kirklees Local Plan (adopted 2019).

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway and Access
- LP22 Parking
- LP24 Design
- LP57 The extension, alteration, and replacement of existing buildings

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.

- Chapter2 Achieving sustainable development
- Chapter11 Making effective use of land
- Chapter12 Achieving well-designed places
- Chapter13 Protecting Green Belt land
- Chapter14 Meeting the challenge of climate change, flooding and coastal change

Supplementary Planning Documents / guidance

- Kirklees Highway Design Guide (adopted November 2019)
- House Extensions & Alterations SPD (adopted June 2021)

- The Biodiversity Net Gain Technical Advice Note

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Planning and Compulsory Purchase Act 2004.

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

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area (including impact upon historic environment)
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other
5. Representations
6. Conclusion

1 – Principle of Development

Sustainable Development & Green Belt

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

Policy LP2 of the KLP 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”.

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open;

All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the exceptions set out in Paragraph 154 and 155.

Within Paragraph 154 the exception listed as part c) is for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building, is considered relevant to this application.

Policy LP57 of the Kirklees Local Plan sets out that the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable

provided that the original building remains the dominant element both in terms of size and overall appearance including the design and materials as well as having regard to previous extensions and the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas.

Due to the location of the development proposed it would not have any significant impact upon the five green belt purposes set out in paragraph 138 of the NPPF. The layout and scale avoid impact on the green belt.

The single storey rear extension proposed at the site does partly encroach into the Green Belt, and there is no evidence of any application to extend the residential curtilage or change of use applications to change the land into a residential garden. Notwithstanding any application to regularise the on-site situation, investigations into the history include examining aerial photos, that show that a fence was erected around an area of agricultural land around 20 years ago. The two parcels remain in two land registry titles which suggest the land was purchased separate to the dwelling house. It is not clear what relationship to the original dwelling the additional land has had since this time and there are questions as to whether this would be considered as curtilage. Notwithstanding any history or lawful definition, as aforementioned, as the extensions encroach only marginally into the defined Green Belt the additional development is not considered to result in any material harm to openness or to the character and is acceptable in principle and the works do not require assessment against policy LP57 or Chapter 13 of the NPPF.

2 – Impact on character and appearance of the area

Visual Amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’*.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

The recommendations of Paragraphs 5.1, 5.14, 5.17, 5.20, 5.2, and 5.6 of the House Extensions and Alterations SPD are of relevance.

Paragraphs 5.1, 5.2, and 5.6 of the Council's House Extensions and Alterations SPD state that as general rules, single storey rear extensions should:

- Preserving a back garden of a reasonable size, with a general principle that at least half the garden area is retained;
- Being set behind the original building, and not projecting beyond the sides; and
- Maintaining external access to the rear garden.
- respect the original house and garden in terms of its size and scale;
- use appropriate materials which match or are similar in appearance to the original house; and
- not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.
- be in keeping with the scale and style of the original house;
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height;
- 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;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

Paragraph 5.14 of the House Extensions and Alterations SPD says that front extensions will not normally be permitted unless:

- The house is set well back from the pavement or is well screened; and
- The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area; and
- The materials and design match the existing features of the original house; and
- The extension would not unreasonably affect the neighbouring properties.

Moreover, Paragraphs 5.16 and 5.17 set out that side extensions should maintain the quality of the environment by:

- Ensuring reasonable levels of natural light to the habitable rooms in neighbouring properties; and
- Positioning windows to minimise or avoid any potential overlook into neighbouring gardens.
- not extend more than two thirds of the width of the original house;

- not exceed a height of 4 metres; and
- be set back at least 500mm from the original building line to allow for a visual break.

Furthermore, Paragraph 5.20 states that two storey side extensions should:

- not take up all or most of the space to the side of a house;
- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house.

Finally, Paragraph 5.28 of the Council's House Extensions and Alterations SPD sets out that balconies should be:

- Positioned, and screened if required, so that they do not overlook neighbouring homes or gardens.
- Sited away from locations that are sensitive to additional noise levels or disruption.

Considering the above, it is considered that the proposed development can be acceptable in principle.

The proposed single storey rear extension is to be set entirely behind the original building, not projecting beyond the sides, will respect the original house and garden in terms of size and scale, and use appropriate materials alongside all other proposed extensions in the development in the form of natural stone walls and PVC windows and doors to match the existing building, and the addition of a flat roof membrane rather than a pitched stone slate roof used elsewhere, despite this not matching the existing building, it is considered that as it is not visible from the street scene and is sympathetic to the host dwelling it can be considered acceptable in this case.

The two-storey front extension will be set well back from the pavement and be well-screened via the trees and hedges around the application site, as well as being subservient to the existing building and not considered to harm the character of the original house or surrounding area due to the sympathetic materials used and largely screened location.

The single storey side extension proposed in the development is not considered to exceed more than two thirds of the width of the original house, does not exceed a height of 4m, and is set back 500mm from the front elevation of the building. Additionally, the first floor side extension does not take up all of the space to the side of the house, maintains a 1m gap to all surrounding property boundaries, and is also set back at least 500mm from the front elevation of the original building.

Whilst the works cumulatively are significant it is considered that the original building can accommodate the mass increase without detriment to the character of the host building and wider area. There are large detached

dwellings adjacent and the scheme proposed at 74 would sit comfortably within context.

Considering the above assessment, the proposed development is acceptable with regard to visual amenity.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principle 3 states that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.

Key design principle 4 sets out that extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.

Key design principle 5 relates to overshadowing/loss of light and details that extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.

Key design principle 6 seeks to ensure developments preventing overbearing impact and that extensions and alterations should not unduly reduce the outlook from a neighbouring property.

Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The recommendations of Paragraphs 5.1, 5.14, 5.16, 5.2, 5.28, and 5.6 of the House Extensions and Alterations SPD are outlined in the ‘Principle’ section of this report.

The development would result in the loss of a small terraced area but ample garden space would be retained to the front of the property.

As the application property is located an adequate distance from neighbouring dwellings, it is considered that the front extension would not unreasonably affect neighbouring properties.

Given the adequate distance between the application property and neighbouring dwellings, it is considered that no parts of the proposed

development will cause any significant impacts onto neighbouring properties with regard to overbearing, overshadowing, light, outlook, or privacy.

Finally, the proposed balcony to rear is also not considered to cause any overlooking into neighbouring gardens given the distance between properties and natural screening around the application property, and is also sited away from a location sensitive to additional noise levels or disruption.

It is therefore considered that in terms of residential amenity, the proposed development would have an acceptable impact and comply with all relevant policies.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

Although nothing specific is detailed within the submitted plans, it is considered that there is adequate space on site for waste storage.

The proposal will not increase the number of bedrooms at the property or reduce the scale of the hard-standing parking area to the front of the dwelling. Despite the existing garage being converted, it is considered that the hard-standing driveway to the front of the dwelling can adequately provide the off-street parking provision necessary, therefore, the proposed parking provision is acceptable.

Furthermore, the proposal is set well back from the closest highway and is not considered to have any significant impact upon highway safety.

It is therefore considered that in terms of access and highway safety/parking the proposed extension would comply with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Council's Street Design Guide and Chapter 9 of the National Planning Policy Framework. Furthermore, it is considered that the proposal would also comply with Principle 19 of the adopted House Extensions & Alterations SPD.

5. Other

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 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.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

Trees:

There are protected trees within the site which are of sufficient separation from the development to avoid detrimental impact. As such the proposals comply with Policy LP33 of the Kirklees Local Plan.

6. Representations

No representations have been 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

**Recommendation
PERMISSION**

CONDITIONAL FULL

Decision Authorisation: Delegated Powers

Application Number: 2025/92328

Officer Recommendation: Conditional Full Permission

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).

1. 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.

2. 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, with a flat roof membrane also being acceptable to the single storey rear extension.

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
Existing Plans and Elevations	01	-	22/08/2025
Proposed Plans and Elevations	02	-	22/08/2025
Climate Change Statement	-	-	22/08/2025

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 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.

Report Dated:

10/11/2025

