

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:	2025/62/92359/E
Site Address:	23, Church Lane, Mirfield, WF14 9HU
Description:	Erection of single storey rear extension with covered terrace, erection of porch to side elevation, alterations to parking layout, rear raised terrace and existing openings with associated works
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.

Kerri Simpson

AUTHORISED OFFICER

Date: 06-Nov-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92359
Location	23, Church Lane, Mirfield, WF14 9HU
Proposal	Erection of single storey rear extension with covered terrace, erection of porch to side elevation, alterations to parking layout, rear raised terrace and existing openings with associated works
Publicity end date	19 th September 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Bat Alert, LB Airport Consult, DEVELOPMENT_HIGH_RISK_AREA
Extension to Time (EoT)	Yes – 06/11/2025
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	✓	

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 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
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Negotiations/Amendments during course of application	No	N/A
Parish/Town Council comments sought (Kirkburton)	No	N/A
Planning History	Yes	90/02063: Erection of 2 Storey Extension to form Bedroom, Bathroom, Sitting Room, Study, Enlarged Lounge Formation of Dormer and Erection of Conservatory - Conditional Full Permission 93/00789: Extensions to Form Bay Window/Covered Entrance and Conservatory, Detached Garage, Reformed Drive and Vehicular Access - 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:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
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 single-storey nature and distance between the shared boundaries, the proposed extension will not overshadow neighbouring properties. Due to the modest scale of the proposed extension and its orientation, there will be no impact on the loss of outlook of neighbouring properties..	
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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:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
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 will be painted to match proposed black bricks 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 extension does not exceed 4m in height. The extension has a pitched roof and has an eaves height 2.3m and an overall height of 3.5m from ground floor level.	
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;	The proposed development projects out by 4m.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	Yes – overall height of the extension is 2.3m. this is considered acceptable.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.	Yes, given the detached nature of the dwelling, there is more than a metres distance between the shared boundaries.	

Covered Terrace

The proposed development comprises a covered terrace located at the rear of the application site, adjoining the planned rear extension. The structure features a flat roof design with an integrated skylight, projecting 4.3 metres from the original rear elevation and spanning a total width of 5.5 metres. The extension aligns with the rear wall along the side elevation, ensuring a coherent and integrated form with the host dwelling. The scale of the extension appears proportionate to the existing building and does not dominate the original structure, thereby maintaining subservience. The layout respects the existing architectural rhythm and avoids disrupting the established building line, contributing positively to the character of the townscape.

Given its rear location and modest height, the terrace is unlikely to be visually intrusive when viewed from public vantage points. The use of a flat roof and skylight helps to minimise bulk and visual impact, whilst the alignment with the rear wall ensures the extension does not protrude awkwardly or disrupt the

visual continuity of the side elevation. As such, the proposal is considered to respect and enhance the character of the host dwelling and is not detrimental to the wider street scene.

The development maintains appropriate separation distances and does not introduce any overbearing or overshadowing impacts on neighbouring properties. The design ensures that privacy and outlook are preserved, and the inclusion of a skylight contributes to natural lighting without compromising neighbouring amenity. Therefore, the proposal provides a high standard of amenity for both future and neighbouring occupiers.

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The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraph 5.3 on page 25 (and listed below) and if they do not, they need to be justified:

Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
not extend more than two thirds of the width of the original house;	Yes, the proposal extends from the side elevation by approximately 1.2m. This is less than two thirds of the width of the original house.	
not exceed a height of 4 metres; and	Yes – the proposed extension has an eaves height of approximately 2.1m and an overall height of 3.1m from ground floor level	
be set back at least 500mm from the original building line to allow for a visual break	Yes – the proposed extension is set back by more than 500mm and allows for visual break.	

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 23, Church Lane, Mirfield, WF14 9HU. It consists of a two-storey, brick and render finished, detached property with a driveway to the front and a garden to the front and rear. The site boundary along the front is made up of a small wall and is enclosed to the rear by a wall, close board fencing, hedges and mature trees. The site and its surrounding area are residential, characterised by two storey 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 given the detached nature of the application site, the proposed development would not appear overly prominent. The proposed development would be located to the side and 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	As above. The extension would project across the side and rear of the property and is single storey.	✓

	Chapter 12 of the NPPF		
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 existing render. Black bricks have been proposed, and the existing red bricks will be painted black.	✓
Roof style	- KDP 1 and 2 of the SPD Policy - LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	Pitched and flat roof style – acceptable.	✓
Window proportions	- KDP 1 and 2 of the SPD Policy - LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	Modest size windows in extensions, which would be in-keeping with existing building.	✓
Accessibility for all users	- KDP 17 of 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:

- 17 Church Lane – no impact on this property given the significant distance between the shared boundary, the detached nature of these properties and the modest height of the development.
- 25 Church Lane – as above.
- There are properties immediately to the front. However, the proposed extension is to the side and rear and due to the set back from the

frontage of the application site, it will not impact the properties opposite.

- There are properties to the rear, however, no impact is anticipated given the distance between the shared boundaries.

		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 sides, rear and front)	•	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As above.	✓
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	Parking is predominantly provided on-street and in curtilage, which remains	✓
	• Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	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. The application proposes a new parking layout which includes two additional parking spaces beyond the rear building line. Given the site and its location the proposed parking layout is considered acceptable.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. 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	N/A	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30	N/A	✓
	• Chapter 15 of the NPPF		
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 runoff. 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.

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.

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
Grouped Plans and Elevations	(20)001 PROPOSED GA		22-Aug-2025
Block Plan	(20)002 BLOCK PLAN		22-Aug-2025
Grouped Plans and Elevations	(EX)001 EXISTING GA		22-Aug-2025
Location Plan	(EX)002 LOCATION PLAN A4P		22-Aug-2025
General	Climate Change Statement		22-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 preapplication 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: 30/10/2025