

**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:	2025/62/92366/W
Site Address:	3, Wood End, Lockwood, Huddersfield, HD4 6BJ
Description:	Erection of single storey rear extension
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.

Danielle Cooper

AUTHORISED OFFICER

Date: 27-Oct-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92366
Location	3, Wood End, Lockwood, Huddersfield, HD4 6BJ.
Proposal	Erection of single storey rear extension.
Publicity end date	02/10/2025.
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located in a Strategic Green Infrastructure Network area, as well as a bat alert layer and area with presence of Great Crested Newts.
Extension to Time (EoT)	No
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
- **LP 31** – Strategic Green Infrastructure Network

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 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	No	
Parish/Town Council comments sought	No	

Planning History	No	
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension.

The proposed rear extension will project 2.98m from the rear elevation of the existing building, with a maximum height of 4.44m, eaves height of 3.27m, and a width of 3.77m. Steps and railings are proposed also to serve the extension for access.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (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	Yes, a reasonable sized rear back garden area will be retained, being about 50% of the rear garden area. It is noted that the front garden area provides amenity space.	
Be set behind the original building, and not projecting beyond the sides	The extension is completely set behind the original building and not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden will be retained,	
Single storey rear extensions should:		

be in keeping with the scale and style of the original house	The proposal is subservient to the host dwelling and is to be faced in matching materials.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	At least half of the total area around the original house will remain.	
not exceed 4 metres in height		The maximum height of the extension is 4.44m, exceeding 4m due to the layout of the dwelling, however, the proposal is not considered to significantly impact the neighbouring properties, therefore this breach can be considered acceptable in this case.
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties	The extension will project 2.98m from the rear elevation of host property, not exceeding the 3m allocated for semidetached properties.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The extension length does not exceed 3m in length and as such the eaves height of 3.27m is considered acceptable.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		There is a minimal gap retained to either property boundary to the side due to the nature of the houses being terraced, however, the impact is not considered to be significant on the rear elevations of either adjoining property, it is

		considered that this can be accepted in this case.
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Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 3, Wood End, Lockwood, Huddersfield, HD4 6BJ, a two-storey terraced property faced in stonework, with a pitched gable slate roof, and uPVC windows and doors. The application property lies in a uniform street scene, surrounded by only other properties in the terraced row that have a similar size, scale, character, appearance, and age. Furthermore, the application dwelling benefits from an area of amenity space to the rear.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	As the extension is not visible from the front of the property, it is considered that there will be no significant impact upon the local character and street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	Given the subservience of the extension and use of matching materials, it is considered that there will be no significant impact upon the original house.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The extensions is subservient to the existing building with regard to height, scale, and massing.	✓

Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	The proposal will be faced in stonework, with uPVC windows and doors, all of which are to match the host dwelling.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	A pitched slate roof will be used to match that of the existing building.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	All windows in the extension are considered proportionate to those existing with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	Private domestic extension – no alternate access arrangements.	✓

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:

- 1, Wood End, Lockwood, Huddersfield, HD4 6BJ – Adjoined neighbour to the North West.
- 5, Wood End, Lockwood, Huddersfield, HD4 6BJ – Adjoined neighbour to the South East.

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	As there are no side windows proposed in the extension and there are no neighbouring properties in close vicinity to the rear, it is considered that there will be no significant impact upon the privacy of neighbours.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As the neighbouring dwelling to the South East has also erected a rear extension, and the closest window to the boundary of No.1 is a non-habitable room, it is considered that there will be no significant impact upon the light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As aforementioned, due to the closest window in the rear elevation of the neighbouring dwelling to the North West servicing a non-habitable room and the presence of a rear extension at the opposite neighbouring dwelling, it is considered that there will be no significant impact upon neighbouring properties with regard to overbearing or overshadowing. It is also noted that the proposal has a modest projection of 2.98m.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	At least 50% of the current garden space on site will be retained, which is considered to be an acceptable amount.	✓

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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	As the extension is not visible from the highway and set well back from the highway it is considered that there will be no significant impact upon highway safety.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	There is currently no off-street parking at the application site, therefore, none will be lost, and the number of bedrooms in the dwelling will not increase, therefore, the current parking provision is acceptable to remain.	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	There will be adequate space on site for waste storage to the rear.	✓

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 the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A

Impact on trees	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	While the site is within a Strategic Green Infrastructure Network area, bat alert layer and area with presence of great crested newts, the modest nature of the proposal is not considered to have significant impacts to roosting/nesting 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 great crested newts or potential to disturb those protected species are found.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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.	✓

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.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 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: All Great Crested Newts and their habitat are fully protected under the EC Habitats Directive, transposed into UK legislation by the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats Regulations 2017 (as amended). It is an offence to A) Kill, injure or take a Great Crested Newt. B) Destroy a place where they live or breed. C) Damage one of the above places. D) Disturb a Great Crested Newt. It is recommended that works proceed with caution and that works are stopped and Natural England contacted immediately should any Great Crested Newts or evidence of Great Crested Newts be found at site. All contractors on site should be made aware of this requirement.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	EX01A	-	01/09/2025
Existing Plans and Elevations	EX02	-	01/09/2025
Proposed Site/Block Layout	PL01	-	01/09/2025

Plan Type	Reference	Version	Date Received
Proposed Plans and Elevations	PL02	-	01/09/2025
Application Forms	-	-	01/09/2025
Climate Change Statement	-	-	01/09/2025

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:

02/10/2025