

**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:	2025/62/92400/E
Site Address:	12, Oxford Close, Gomersal, Cleckheaton, BD19 4RU
Description:	Erection of two storey side and rear extensions
Recommending Officer:	Jennifer Booth

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: 27-Oct-2025

OFFICER REPORT

Site Description

12 Oxford Close is a two-storey detached dwelling located in Gomersal, Cleckheaton. It is faced in brick and cream-coloured render, with a dual pitched roof finished in brown-coloured interlocking tiles. There is a canopy roof over the main entrance and bay window to the front elevation. A driveway to the side leads to a detached garage and there is a single-storey lean-to extension to the rear. Gardens and amenity space are sited to the front and rear and there is a protected tree in the front garden.

The property is located within a modern housing development. The surrounding properties vary somewhat in terms of age, style, size, and materials of construction.

Description of Proposal

The applicant is seeking permission for the erection of a two storey side extension and a single & two-storey rear.

The two storey side extension would project 2.5m from the original side wall and would extend the depth of the dwelling with a pitched roof form.

The rear extension would project 8m on the ground floor, reducing to 3.6m at first floor with a width of 4.4m. The roof over the ground floor element would be parapet with a roof lantern and the roof over the first floor would be a perpendicular pitched roof form.

The walls are proposed to be constructed using blockwork and render with tiles for the roof covering.

Relevant Planning History

2021/90772 – erection of single & two storey rear and single storey side extension – approved

2025/91178 – non material amendment to 2021/90772 - refused

Representations

The application was advertised by site notice, which expired on 29/09/2025

As a result of the above publicity, no representations have been received.

Consultation Responses

None

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

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.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** - Design
- **LP 33** – Trees

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.

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, and 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 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

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 & Alterations SPD and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

Planning permission was granted in 2021 for a single storey side extension and a single & two storey rear extension. The previous permission has expired and whilst there have been no significant changes in planning policy in the interim, the current proposal includes some changes including the provision of a two storey side extension. The current proposals shall be assessed below.

Impact on visual amenity:

Key Design Principle 1 of the House Extensions & Alterations 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 House Extensions & Alterations SPD goes on to 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.

The proposal under consideration consists of two distinct elements which shall be addressed below.

Two storey side extension

Paragraphs 5.15, 5.19 & 5.21 of the House Extensions & Alterations SPD are of relevance with regards to the side extension as they require the development proposed to be located and designed to minimise the impact on the character of the area, reflect the original building in terms of materials and detailing and ensure adequate space is retained to provide a sense of space.

The proposed two-storey side extension is modest and remains subservient to the host dwelling, which would continue to be the dominant feature following

development. Although the extension would slightly increase the footprint of the property and be visible from the street due to its position on the southern elevation, its limited scale ensures it would not result in any significant harm to the visual amenity of the area.

The extension features a pitched roof that is set down from the main roof of the dwelling, helping to reinforce its subordinate appearance. The proposal does not strictly comply with the guidance set out in the Council's Householder Extensions and Alterations SPD due to its proximity to the side boundary. However, this is considered acceptable in this instance given the adjacent dwelling is a bungalow set at a lower level, which helps to maintain a sense of space and avoids a terracing effect within the street scene.

The extension would be finished in cream-coloured render with brown interlocking roof tiles, both of which match the existing dwelling and contribute to a cohesive appearance.

Overall, the proposal is considered to preserve the character of the area, with its sympathetic scale, design and materials ensuring it integrates well into the street scene without causing undue harm to visual amenity.

Single & two storey rear extension

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The proposed single- and two-storey rear extensions are modest in size and would appear subservient to the host dwelling. The two-storey element is set down from the main roofline and occupies less than 50% of the width of the original dwelling, ensuring the host property remains the dominant feature following development. Although the extension would increase the overall footprint of the building, its location on the western side of the property means it would not be visible from the public highway.

The single-storey rear extension would feature a flat roof with a large roof lantern, while the two-storey element would incorporate a dual-pitched roof with a rear-facing gable. These design choices are considered appropriate and proportionate to the existing dwelling. The rearward siting of the extension further reduces its visual impact, as it would be largely screened from the street scene.

The extension would be finished in cream-coloured render with brown interlocking roof tiles, both of which match the existing dwelling and contribute to a cohesive and unified appearance.

Overall, the proposal is considered to preserve the character of the area, with its sympathetic scale, design and materials ensuring it integrates well with the

host property and surrounding context, without causing harm to visual amenity.

Having taken the above into account, the proposals 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 Plan (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

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 House Extensions & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

Impact on 7 & 9 Oxford Walk

These are the neighbouring houses to the north of the application site. The rear elevations of these properties face the side elevation of the applicant property. The proposed side extension would have no impact on these neighbouring houses, as it would be located to the opposite side of the host dwelling.

A reasonable separation distance of at least 11m would be maintained post-development. There would be a window inserted into the northern side elevation of the proposed rear extension which would serve a dressing room/study area. This window is shown as being obscurely glazed and as such raises no concerns in terms of privacy. Given the height of the proposed two-storey element and the location of the host dwelling to the south, there could be some additional overshadowing impact on 7 & 9 Oxford Walk. However, given the existing situation on-site, and that the proposed rear extension would be set down from the host dwelling with a dual-pitched roof form, it is considered that the additional impacts would not be so significant as to justify refusal. It is considered that there would be no significant impact upon these neighbouring dwellings caused by the single storey element of the rear extension.

With regards to the impact on the neighbouring 7 & 9 Oxford Walk, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 11 Oxford Close

A single-storey side extension was previously approved albeit prior to the adoption of the SPD. The current proposal seeks to increase the height to two storeys; however, due to the site's topography—where the neighbouring bungalow at 11 Oxford Close sits at a lower land level—the overall impact is not considered significantly greater.

While the proposed extension would bring built form closer to 11 Oxford Close, the separation provided by the neighbour's driveway would be retained, helping to maintain a sense of space between the properties. The side elevation of 11 Oxford Close features what appears to be a kitchen window, a bathroom window, and a door facing the application site. Despite this, the proposed extension remains limited in width relative to the host dwelling, and the absence of windows on the southern elevation of the proposal, along with the north-facing orientation of the host property, helps to mitigate potential impacts on privacy and outlook.

Although the increase to two storeys introduces greater massing, it is considered that the proposal would not result in significant harm to the amenity of 11 Oxford Close. The retained separation and limited scale reduce the potential for overbearing or overshadowing effects, and the overall impact remains acceptable in planning terms.

A reasonable separation distance of at least 10m would be maintained between this dwelling and the proposed rear extension, which would also be screened from view by the detached garage at 11 Oxford Close. Therefore, it is considered that the proposed rear extension would have no significant impact on this neighbouring house.

Although the proposed side extension would bring development closer to this neighbouring house than at present, given the small-scale, single-storey nature of the proposal, the lack of windows to the southern elevation, and the location of the host dwelling to the north, it is considered that the proposed side extension would have no significant impacts on 11 Oxford Close.

With regards to the impact on the neighbouring 11 Oxford Close, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 14 Oxford Close

This is the neighbouring house to the front elevation of the application site. The proposed rear extension would have no impact on this dwelling. The proposed side extension would not project forward of the host dwellinghouse. A reasonable separation distance of at least 17m would be maintained. Given

the above, it is considered that there would be no significant impact on 14 Oxford Close due to the proposed side extension.

With regards to the impact on the neighbouring 14 Oxford Close, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 59 & 62 Shirley Avenue

The proposed rear extension would project 8 metres at ground floor level, reducing to 3.6 metres at first floor, on a detached dwelling. The neighbouring properties to the rear—59 and 62 Shirley Avenue—would retain a reasonable separation distance of at least 10 metres from the proposed ground floor element. Given that this part of the extension is single-storey in nature, positioned close to the rear boundary where existing outbuildings are located, and that the neighbouring dwellings lie to the west of the application site, it is considered that the development would not result in significant overbearing or overshadowing impacts.

The western elevation of the proposed extension would not include any windows at ground floor level, and the single first-floor window proposed would not introduce any greater level of overlooking than the existing rear-facing windows of the host property. As such, the proposal is not considered to result in any unacceptable harm to the amenity of neighbouring occupiers.

The proposed side extension would be flush with the rear elevation of the host dwellinghouse and a reasonable separation distance of at least 16m would be maintained. Taking all the above into account, it is considered that there would be no significant impact on 59 & 62 Shirley Avenue due to the proposed side extension.

With regards to the impact on the neighbouring 59 & 62 Shirley Avenue, the scheme is considered to be acceptable in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

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 & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Impact on highway safety:

The proposals will result in some intensification of the domestic use. However, the parking area to the side of the property would not be affected by the proposed extension and is considered to represent a sufficient provision. Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

Other matters:

Protected Trees

There is a protected tree in the front garden at the applicant property. Given the distance that would be retained between the proposed extension and the area of protected trees, and after an informal discussion with a Kirklees Council Trees officer, it is considered that the protected trees would not be affected by the proposed development. The KC Trees officer requested that a condition be added requiring approval of any additional tree works required during the construction process. The proposal is, therefore, considered to comply with policy LP33 of the KLP.

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.

There are no other matters for consideration.

Representations:

None

Negotiations:

None

Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a two storey extension to the side and a single & two storey extension to the rear of 12 Oxford Grove has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & 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, the proposals are 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.

As set out above, 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: 2025/92400

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims 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 to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

4. Details of any additional tree works required during the construction process, that is not identified within the submitted information, shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out. The works shall thereafter be carried out in complete accordance with the approved details.

Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policies LP24 and LP33 of the Local Plan.

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	Web ID	Date Received
Location plan	-	1102998	01/09/2025
Existing site plan	-	1102985	01/09/2025
Existing floor plans	-	1102986	01/09/2025
Existing elevations	-	1102988	01/09/2025
Proposed site plan	-	1102983	01/09/2025
Proposed floor plans	-	1102987	01/09/2025
Proposed elevations	-	1102989	01/09/2025
Climate change statement	-	1103152	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 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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated

21/10/2025

