

**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:	2025/62/92403/E
Site Address:	8, Carr Side Crescent, Batley, WF17 7JN
Description:	Erection of single storey front extension with part single storey and two storey rear extension
Recommending Officer:	Edward Cheseldine

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 25-Nov-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92403
Location	8, Carr Side Crescent, Batley, WF17 7JN
Proposal	Erection of single storey front extension with part single storey and two storey rear extension
Publicity end date	10-Oct-2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	25 November 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)
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
Negotiations/Amendments during course of application	Yes	It was requested a roof was installed on the rear extension to preserve the amenity of the streetscene due to the visibility of the side elevation. Amended plans were submitted included a floating pitched roof which was accepted.

Parish/Town Council comments sought	No	
Planning History		2025/91821 - Prior notification for single storey rear extension - Approved
Consultations required	None required	

Assessment

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

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be proportionate to the size of the original house and garden;	Over 50% of the total area of land around the original house will be retained.	
Not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	Over 50% of the total area of land around the original house will be retained.	
Not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties	The two storey section projects 3.00m across 5.10m of the building, it then steps in to 1.50m projection.	
Not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary		The eaves height of the building meets the height of the eaves of the original building.
Be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre		The dwelling is a semi-detached property. The two-storey section projects 3.00m which is considered to be acceptable in terms of

		visual amenity and residential amenity.
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The Kirklees SPD sets out that rear single-storey extensions should comply with certain parameters set out at paragraph 5.6 and page 24 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be in keeping with the scale and style of the original house	Materials will match the existing building. The extension will appear residential relating to the scale and appearance of the dwelling.	
Not normally cover more than half the total area around the original house (including previous extensions and outbuildings);		Extensions will be 28m ² on a building of 50m ² footprint which is marginally over the 50% threshold. It is not considered the additional footprint will be to the detriment of visual amenity given the minor increase.
Not exceed 4 metres in height;	The rear single-storey extension will be 4.00m 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;		The single-storey projection will extend 4.00m from the rear elevation of the building. In this case, a prior notification for a 4.00m extension has been approved. Weight can be afforded to the projection of the extension which can be erected. In terms of visual appearance, the details are acceptable

		given the weight of approval 2025/91821.
Where they exceed 3m in length the eaves height should generally not exceed 2.5 meters;		The eaves height of the extension will be 3.10m. In this case, a prior notification for a single-storey rear extension with an eaves height of 3.10m has been approved. Weight can be afforded to the extension which can be erected. In terms of visual appearance, the details are acceptable given the substantial weight of approval 2025/91821.
Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.		The extension is attached to a semi-detached property. It runs along the boundary treatment. The extension follows the width of the building, from a visual perspective the extension is suitable in being positioned adjacent to the boundary.

The Kirklees SPD sets out that rear single-storey extensions should comply with certain parameters set out at paragraph 5.6 and page 24 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened.	The house is set behind a modest front garden, it is screened by a boundary wall and shrubbery.	

The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area.	The front extension extends 1.50m to a width of 5.00m. It includes a gable-end feature on the doorway and a canopy. The front extension is in keeping with the rest of the dwelling and area.	
The materials and design match the existing features of the original house.	Materials will be faced brick and concrete roof tiles to match the existing.	

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character: 8 Carr Side Crescent is a semi-detached property built with brick exterior walls and a pitched roof clad in concrete roof tiles. The property includes a modest front and rear garden space. Properties on the street are similar in appearance and age. Some of which have been extended. There is a staggered building line on the south of Carr Side Crescent.

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 	<p>In terms of an impact to the character of the street scene, the front and rear extension will be visible due to the angle of the building.</p> <p>The extensions are an appropriate design resembling the scale, materials and appearance of the dwelling. Due to this, the</p>	

		impact is acceptable. It will have a neutral impact on the character of the area.	
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 	The extensions will complement the existing building due to the scale, materials and appearance of the additions.	
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 	In terms of scale, height and massing, the extensions are suitable from a visual perspective when considering the size of the host dwelling.	
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 	Materials will be faced brick and concrete roof tiles to match the existing.	
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 floating pitched roof will be installed on the rear extension, a canopy and gable-end roof will be installed on the front elevation. The proposed extensions complement the existing pitched roof form of the dwelling.	
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 	<p>New openings will be formed on the front and side elevation of the existing dwelling, whilst two side elevation windows will be block up.</p> <p>Window openings are relative in terms of size and layout. The new opening will provide</p>	

		symmetry on the front elevation.	
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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:

- 6 Carr Side Road

	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 	<p>6 Carr Side Road is the adjoining property. In terms of outlook, there will be new windows that will be installed at a first-floor level, with angled views towards the amenity space of no.6.</p> <p>Due to the ground level changes, ground floor windows will have a similar relationship to the amenity space of no.6.</p> <p>The outlooks are in areas of existing windows, given the relationship the new outlooks will not change the relationship between the two dwellings.</p>	
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) 	In this case, a 4.00m single-storey extension will be erected along the shared boundary. In this case, weight can be	

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	<p>afforded to the scale of the extension approved under 2025/91821 which is for a 4.00m single-storey extension. Therefore the impact is acceptable.</p>	
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- 10 Carr Side Road

	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 	<p>10 Carr Side Road is the adjacent property. In terms of outlooks, there are new side elevation windows. They will serve a w/c and a utility area. In order to preserve the privacy of future and neighbouring occupants it will be conditioned the w/c windows of the building are obscurely glazed.</p> <p>In terms of the utility room, the outlook will look towards the front outdoor space of no.10. The room is not classed as a habitable room, given its use the impact is acceptable.</p> <p>As per the previous assessment, there will be new first-floor windows which will have a view towards neighbouring amenity space, however due to the staggered layout of the dwellings, the view is not considered to impact</p>	

		privacy due to distance and angle.	
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 	Extensions will not increase the width of the dwelling. Given the projection and distance to no.10, it is not considered the extensions will result in a loss of light or outlook.	

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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 		N/A
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 	The number of bedrooms will increase from 3 to 4. There are currently no off-street parking space association with the dwelling. Carr Side Crescent has free and sufficient parking. Considering the impact of one additional bedroom associated with the dwelling, the increase is acceptable in this instance.	
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD 	Side space to the rear of the property will be	

	<ul style="list-style-type: none"> • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	retained for the bin storage.	
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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	<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 		N/A
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 		N/A
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.	✓
Drainage and Flood Risk	<ul style="list-style-type: none"> • 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 run-off. The site is not located within an	✓

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.

4. The window openings of the development shall be in accordance with those detailed within submitted drawing reference 8CSCB/03 revA. The window openings shall be thereafter retained and maintained for the lifetime of the development in accordance with the details upon 8CSCB/03 revA.

Reason: In the interests of residential amenity of future occupiers and to accord with Policy LP24 of the Kirklees Local Plan, and Policies within Chapter 12 of the National Planning Policy Framework.

5. The development shall not be occupied until the W/C window in the side and front elevation of the proposed plans hereby approved has been obscurely glazed (to a minimum Grade 4). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing (to a Grade 4) shall thereafter be retained.

Reason: To protect the privacy of future and neighbouring occupiers and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	-	-	28 August 2025
Existing grouped plans	8CSCB/01	-	28 August 2025
Proposed floor plans	8CSCB/02	-	28 August 2025
Proposed elevations	8CSCB/03	RevA	12 November 2025
Climate change statement	-	-	28 August 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 requested a roof was installed on the rear extension to preserve the amenity of the streetscene. Amended plans were submitted included a floating pitched roof which was accepted.