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:	**2025/62/92439/W**
Site Address:	11, Northfield Avenue, Lockwood, Huddersfield, HD1 3SH
Description:	Erection of garden room
Recommending Officer:	Molly Storer

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 30-Oct-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92439
Location	11, Northfield Avenue, Lockwood, Huddersfield, HD1 3SH
Proposal	Erection of garden room
Publicity end date	10th October 2025
Number of representations received	No representations received.
Kirklees Local Plan Allocation/Designation	The site is located within an area with a known presence of bats
Extension to Time (EoT)	No **EoT Date:** N/A
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

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
- **LP30** – Biodiversity and geodiversity
- **LP33** - Trees
- **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	No	
Parish/Town Council comments sought	No	
Planning History	Yes	2024/91407 – The erection of a single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The maximum height

		of the extension is 3.2m, the height of the eaves of the extension is 2.96m – Refused. 2012/91566 - Erection of single and two storey rear extension – Conditional Full Permission.
Consultations required	No	

Assessment

Permission is sought for the erection of a garden room to the rear of the property. The garden room would have a width of 5m and a length of 5.5m. the height to the eaves would measure 2.4m and the overall height would be 4.35m with a pitched roof design. It would be located to the north of the property towards the rear of the garden which slopes slightly upwards from south to north. The side and rear elevations of the outbuilding will be rendered and the front elevation will be stone. The roof will be constructed from red tiles to match existing and nearby properties.

The Kirklees SPD sets out that outbuildings should comply with certain parameters set out at paragraph 5.6 on page 3 (and listed below) and if they do not, they need to be justified:

Outbuildings should:	**Yes - COMPLY**	**No - JUSTIFY**
be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings	Yes- Due to the proposed development's limited scale within a large plot of land, the outbuilding will be subservient to the original building. Other outbuildings at No.13 and No.7 have a footprint of 5m x 3.3m and 4.3m x 6.3m respectively.	
be set back behind the building line of the original building so that they do not impact on the street scene;	Yes- the outbuilding would be to the rear of the property and would therefore have limited impact on the street scene.	

preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost	Yes- the new development will leave more than 50% of the private amenity space to the rear of the property.	

Design and Visual Amenity

Summary of local street scene/character:

The application site relates to 11 Northfield Avenue, a two storey mid terrace dwelling in the area of Lockwood. The property benefits from a driveway to the front and a long thin garden to the rear which slopes slightly upwards from south to north. The dwelling is constructed from red brick, stone and render and red concrete roof tiles. Due to the topography of the site, the application property lays at a significantly higher land level than the properties to the east.

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	Due to the garage being proposed to the rear and being approximately 28m from Northfield Avenue there will be limited views from public vantage points. The design of the outbuilding will be in keeping with the host property with a gabled roof and faced in stone, render and red concrete roof tiles.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP	Subservient due to being a single storey outbuilding and constructed from matching materials.	✓

	• Chapter 12 of the NPPF		
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Due to the size of the garden and dwelling the 5.5m by 5m outbuilding will not create a significantly negative cumulative impact. The height will be 2.4m to the eaves with an overall height of 4.35m which is considered to be subservient to the original dwelling and proportionate to the host property. Furthermore, this is considered to be of a similar scale to other outbuildings to the rear of properties on the street.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The side and rear elevations of the outbuilding will be rendered, and the front elevation will be stone. The roof will be constructed from red tiles to match existing and nearby properties. These would harmonise with the host dwelling.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Simple dual pitched roof design considered 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	There will be no windows within either side elevation or the rear elevation. There will be large bi-folding doors in the north front facing elevation however these will	✓

		face onto the applicants own land so are considered acceptable.	
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic outbuilding- no alterations to general access arrangements	**N/A**

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:

13 Northfield Avenue – property located to the east of the application site – impact to this property will be assessed below.

9 Northfield Avenue – property located to the west of the application site - the outbuilding will be built up to the boundary with this neighbour therefore there will be some level of impact to this neighbour. However, the outbuilding will be located to the very rear of the garden and at a separation distance of ~10m from the property at No.9. Therefore, there may be some shading to the rear garden of this property however this will be mitigated by the 1.8m boundary fence situated between the rear gardens. In terms of privacy there will be no windows in the west facing side elevation and windows to the front will be significantly screened by the boundary fence.

No. 81 and 83 Yews Hill Road – properties located to the rear of the application site – there will be no windows located within the rear elevation of the outbuilding and therefore privacy will not be impacted. In terms of any overbearing/overshadowing impact these properties are located on a sightly higher land level and is also screened by vegetation built up between the gardens. Due to the large rear gardens of these properties there will be a separation distance from the development to the properties themselves of ~15m therefore there is considered to be no significant impact.

There are no properties within close proximity to the front of the site which would be materially affected by the proposal.

	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	There would be no significant impact on privacy to neighbours to the east as there are no proposed openings in this elevation. Although there are openings in the front elevation No.13 has a garage within the rear garden close to the boundary with No.11 which will help to screen these windows. It should also be noted that boundary fences can be 1.8m in any case.	✓
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	Limited impact due to being single storey in height however due to it being positioned on a higher ground level it could be considered prominent. In regard to No.13 garage will screen the majority of the proposed development. In terms of light there would be some shadowing to No.13 in the late evening in summer months however this is not considered to warrant refusal.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Acceptable level of remaining garden space	✓

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	**Further comments**	**✓ / X / N/A**

	Kirklees Local Plan and the NPPF		
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Property hosts a large driveway at the front of the property and no additional bedrooms are proposed.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plan however sufficient space within site boundary.	N/A

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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	N/A	N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	Within Bat Alert layer on mapping system. Advisory note to be added to decision notice	✓

		should bats be found during construction	
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 run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area and the garage would be sited on an existing slab.	✓

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:

None 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: 2025/92439

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 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

NOTE: The Council's GIS system indicates that a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone to 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.

Plans and specifications schedule:-

Plan type	Reference	Version	Date
Location Plan, Existing and Proposed Site Plan, Elevations and Floor Plans	2537/01	-	01/09/2025
Application Form	-	-	01/09/2025
Climate Change Statement	-	-	15/09/2025

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: 13th October 2025