

**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:	2025/62/92479/E
Site Address:	18, Quarryside Road, Mirfield, WF14 9QQ
Description:	Erection of extensions and alterations
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: 10-Nov-2025

OFFICER REPORT

Site Description

18 Quarryside Road is a detached, brick built bungalow with a front garden, drive to the side and enclosed garden to the rear. The dwelling has a detached garage and a single storey rear extension.

The surrounding area is residential with a mix of house type although the surrounding properties are similar in terms of age.

Description of Proposal

The applicant is seeking permission to extensions and alterations.

The front porch would have a projection of 1.1m and a width of 3.2m with a pitched roof from.

The two front dormers in the original roof plane would each have a width of 2.2m and a height of 2.4m to the pitched roof and would be sited equidistant within the original roof plane. The dormer face and cheeks would be rendered and the roof would be tiled.

The side extension would be set back 0.4m from the front wall and would project 3.6m from the original side wall of the dwelling extending the depth of the dwelling with front and rear dormers. The front dormer would have a width of 1.7m and a height of 2.3m with a pitched roof form. The rear dormer would have a width of 2.5m and a height of 2.4m with a pitched roof form. The walls would be constructed using blockwork and render with tiles for the roof covering, The dormer face and cheeks would be rendered and the roof would be tiled.

The rear extension would inset by 0.9m with a projection of 5m and a width of 10m. The roof would be a perpendicular pitched roof with room in the roof space with a single storey element to the rear of the side extension with a width of 1.9m and a depth of 4m. The roof form would be flat.

The walls would be constructed using blockwork and render with tiles for the roof covering.

Relevant Planning History

None

Representations

The application was advertised by site notice, which expired on 20/10/2025

As a result of the above publicity, one representation has been received. No objections to the proposals have been raised, the interested party is seeking assurances regarding parking for contractors.

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

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.

The site is within Mirfield Neighbourhood Area. There is no made Neighbourhood Development Plan (NDP) within the Mirfield Neighbourhood Area at present. Furthermore there is no emerging NDP to be considered as a

material consideration in assessment of this application. Further details on the progress of neighbourhood development plans in the district can be found at: <https://www.kirklees.gov.uk/beta/planning-policy/neighbourhood-planning.aspx>

However, the Mirfield Design Guide 2002 is still of relevance and requires development to be in keeping with the area.

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

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.

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 proposed development comprises a number of identifiable elements, including a change in external materials from brick to render, a side extension,

front dormers, and a rear extension. While each component contributes to the overall transformation of the dwelling, the scheme has been assessed holistically. It is acknowledged that the cumulative changes would alter the character of the existing property. However, the dwelling is of an older style with limited architectural detailing and is located within a residential area that features a diverse mix of house types, styles, and sizes. In this context, the proposed modernisation would not appear incongruous or visually harmful.

In accordance with Policy LP24 of the Kirklees Local Plan, the design of the proposal has been considered in terms of its form, scale, layout, and detailing. The development respects the character of the surrounding townscape and is not considered to result in harm to the visual amenity of the area. The proposed extensions are proportionate and do not dominate the original dwelling, aligning with the policy's requirement for extensions to be subservient and in keeping with the host building.

Further guidance from the House Extensions and Alterations SPD, specifically KDP1 (Local Character and Street Scene) and KDP2 (Design and Materials), supports the view that the proposal responds appropriately to the local context. The use of render, while a departure from the original brickwork, is not considered inappropriate given the varied palette of materials in the surrounding area. The scale and siting of the extensions avoid the creation of a terracing effect and maintain the established building line, thereby preserving the rhythm and spacing of the street scene.

The proposal also aligns with the principles set out in Chapter 12 of the NPPF, which emphasises the importance of achieving well-designed places. The development contributes positively to the overall quality of the area, is visually attractive through its coherent design, and is sympathetic to local character while allowing for appropriate innovation. It maintains a strong sense of place and promotes a high standard of amenity for both existing and future occupiers.

In summary, the proposed alterations and extensions are considered to be acceptable in terms of visual amenity, complying with both local and national planning policy and guidance.

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 16 Quarryside Road

The adjacent property to the east is positioned approximately 5.7m from the host dwelling. While the proposed side and rear extensions would reduce the separation between the two properties, the neighbouring area in question primarily functions as a driveway. Although there are two windows located on the side elevation of the neighbouring property, both serve secondary functions and do not relate to primary habitable rooms. The proposed development includes two ground floor windows in the side elevation of the extension, which would serve a utility room and a toilet—both non-habitable spaces. Furthermore, the presence of a garage within the neighbour's curtilage provides an additional buffer, helping to mitigate any potential impact arising from the proposed extensions. As such, the scheme is not considered to result in significant harm to the residential amenity of the adjacent occupiers.

With regards to the impact on the adjacent 16 Quarryside Road, 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 20 Quarryside Road

The adjacent property to the west is located approximately 4 metres from the host dwelling. Although the proposed development would not reduce this separation, it would increase the footprint of the host property to the rear. Given the existing distance between the buildings, the extension is not considered to result in significant overshadowing or an overbearing impact. While there are two openings in the side elevation of the neighbouring property, these appear to serve non-habitable spaces and are therefore less sensitive to changes in proximity. Additionally, the single window proposed in the ground floor side elevation of the extension would serve a pantry, which is also a non-habitable space. As such, the proposal is not expected to adversely affect the residential amenity of the neighbouring occupiers.

With regards to the impact on the adjacent 20 Quarryside Road, 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 19 Quarryside Road

The neighbouring property on the opposite side of the road occupies a position some 19m from the site. The proposals would not reduce the space between the dwellings nor would there be any new openings which could offer any additional opportunity for overlooking.

With regards to the impact on the neighbouring 19 Quarryside Road, 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 57 & 59 Nab Lane

The properties to the rear are situated some 40m from the host property. Given the substantial separation between the host property and the neighbouring properties to the rear, there would be no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 57 & 59 Nab Lane, 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:

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:

One representation has been received. No objections to the proposals have been raised, the interested party is seeking assurances regarding parking for contractors.

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.

The render shall be finished with an off white colour to ensure the completed dwelling harmonises with the surrounding area as using alternative materials would look out of place within the street scene.

Conclusion:

This application for extensions and alterations to 18 Quarryside Road 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: 2025/92479

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 walls shall be finished with an off white render and thereafter be retained.

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.

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	P1	1105426	15/09/2025
Existing site plan	102	1104785	15/09/2025
Existing plans	101	1104784	15/09/2025
Proposed site plan	103	1104786	15/09/2025
Proposed plans	-	1104787	15/09/2025
Design & access statement	-	1104783	15/09/2025
Climate change statement	-	1104790	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 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

06/11/2025