

**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:	2025/62/92524/E
Site Address:	14, Wilson Road, Mirfield, WF14 9AX
Description:	Erection of single storey side extension
Recommending Officer:	Morgan Braithwaite

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: 07-Jan-2026

OFFICER REPORT

Site Description

14, Wilson Road, Mirfield, WF14 9AX is a semi-detached property faced in redbrick. The property benefits from parking provision to the front, with amenity space located to the rear.

The dwellings which form the street scene are not uniform in scale or appearance. There is a combination of semi-detached and terraced properties, along with detached bungalows. Material palette also differs with a mixture of red brick and pebble-dash render.

The area is predominantly residential with access to a variety of close amenities and conveniences within close proximity. It is further noted that an industrial estate, along with the River Calder, is located to the South of the application site.

Description of Proposal

The applicant seeks approval for the erection of a single storey extension to the side (east) elevation of the existing dwelling to form a downstairs toilet/utility room. The proposed extension would project 2m from the eastern elevation of the host dwelling, with a length of 6m. The proposal has been set back 0.2m from the principal elevation.

The proposed extension is to feature a lean-to roof with a maximum height of 4m with an approximate eaves height of 2.9m.

New windows shall be located to the principal (south) elevation for the enlarged entrance, with two further windows located in the eastern elevation into the new utility room and toilet.

The proposed materials are red brick and dark grey roofing tiles, which match that of the existing dwellinghouse.

History of Negotiations/Amendments

None required.

Relevant Planning History

No relevant planning applications.

Representations

Public consultation end date: 28th December 2025.

No representations have been received as a result of site publicity.

Consultation Responses

None required.

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. 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
- **LP2** – 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.

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 and beautiful places

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development

- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conditions
- 7) Conclusion

1) Principle of development

The site is without notation of 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 the property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and 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 planning considerations, including visual and residential amenity, as well as highway safety.

These issues along with other policy considerations will be addressed below.

2) Impact on visual amenity

Key Design Principle 1 of the House Extensions and Alterations supplementary planning document (SPD) state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area of the street scene. Furthermore, Key Design Principle 2 of the HEASPD goes onto state that extensions should not dominate or be larger than the original dwellinghouse and should be in keeping with the existing building in terms of scale, materials, and details.

The proposed extension is to be single storey in scale and constructed of materials matching that of the existing dwellinghouse. Furthermore, there are several example of differing extensions, varying in scale, within the street scene.

Having taken the above into account, the proposed extension 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.

3) 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 proposal should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect of Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss

of light, Key Design Principle 6 on preventing overbearing impact and Key Design Principle 7 for outdoor space.

Impact on 5, Wilson Road, Mirfield, WF14 9AX

There is approximately 34m between the side (east) elevation of the application property and the principal (west) elevation of no.5. The proposal is to be single storey in scale and constructed of materials matching that of the existing dwellinghouse. Furthermore, the proposal shall be partially screened by the established boundary hedge which separates the applicant property from the highway. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 16, Wilson Road, Mirfield, WF14 9AX

No.16 is the adjoining dwelling to the west of the application property. The proposal is to be located to the east of the application property, to be single storey in scale and constructed of materials matching that of the existing dwellinghouse. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 28, Wilson Avenue, Mirfield, WF14 9AU

There is approximately 18.3m between the principal (south) elevation of the application property and the rear (south) elevation of no.28. The proposal is to be single storey in scale and constructed of materials matching that of the existing dwellinghouse. The proposal would be partially screened by the established hedging which acts as a boundary between the applicant property and the highway, this coupled with the separation distance between the dwellings would mitigate any impact from the proposal. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 30, Wilson Avenue, Mirfield, WF14 9AT

There is approximately 15.7m between the principal (south) elevation of the application property and the rear (south) elevation of no.30. The proposal is to be single storey in scale and constructed of materials matching that of the existing dwellinghouse. It is noted that the proposal would be partially screened by the boundary treatment separating the dwellings as well as the application dwelling itself due to the orientation and relationship between the properties. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

Impact on 1, Edward Road, Mirfield, WF14 9AY

There is approximately 16.5m between the rear (north) of the application property and the rear (south) of no.1. The proposal is to be single storey in scale and constructed of materials matching that of the existing dwellinghouse. Furthermore, the proposal would be partially screened by the boundary treatment which separates the dwellings. As such, no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

In summary, the proposal would have no adverse impact upon the residential amenity of adjacent occupiers and would accord with Policy LP24 of the KLP and the Key Design Principals of the House Extensions and Alterations SPD.

4) Impact on highway safety

The proposal would not result in some intensification of the domestic use of the property, nor would it see the loss of parking provision.

Therefore, the proposal 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 and Alterations SPD.

5) Other matters

Carbon Budget

The proposal is a small-scale 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.

6) Representations

Public consultation end date : 28^h December 2025

No representations have been received as a result of site publicity.

7) 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 condition

8) Conclusion

The erection of a single storey side extension at 14, Wilson Road, Mirfield, WF14 9AX has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, the National Planning Policy Framework and other material considerations.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Governments 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

Conditional Full Permission

Decision Authorisation – Delegated Powers

Application Number: 2025/92524

Officer Recommendation: Conditional Full Permission

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 and Alterations SPD and the aims of the National Planning Policy Framework.

3. The external facing 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 and 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	Plan Reference	Web ID	Date Received
Site Location Plan, Existing Floor Plans and Elevations	Existing	1105162	15/09/2025

Proposed Plans and Elevations	Floor and	Proposed	1105163	15/09/2025
Climate Change Statement	Change	Ccs	1105152	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.

No alterations have been sought since submission as the proposals were considered to be acceptable in their original form.

Report Dated: 05/01/2025