

**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:	2025/62/92531/W
Site Address:	8, Beech Street, Paddock, Huddersfield, HD1 4JN
Description:	Erection of two storey and single storey rear extension including associated alterations
Recommending Officer:	Joshua Merriman

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: 06-Nov-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92531
Location	8, Beech Street, Paddock, Huddersfield, HD1 4JN.
Proposal	Erection of two storey and single storey rear extension including associated alterations.
Publicity end date	17/10/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located in an area with previous swift nesting records but is otherwise unallocated in the Kirklees Local Plan.
Extension to Time (EoT)	No
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
- NPPF Chapter 15 – Conserving and enhancing the natural environment

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 30** – Biodiversity and Geodiversity

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 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	90/04807 – Erection of kitchen extension – Conditional Full Permission.
Consultations required	No	

Assessment

Description of development:

The application seeks planning permission for the erection of two storey and single storey rear extension including associated alterations.

The proposed two storey rear elements of the development will project 1.03m from the rear elevation of the existing building, with a maximum height of 5.59m, eaves height of 5.33m, and a width of 5.65m to match the existing building.

The single storey rear extension will project 3m from the rear elevation of the existing dwelling, with a maximum height of 3.58m, eaves height of 2.37m, and a width of 5.65m to also match the existing building.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.2, 5.6, and 5.8 on pages 23, 24, and 25 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least 50% of the current rear amenity space will be retained.	
Be set behind the original building, and not projecting beyond the sides	The extension will be completely set behind the existing building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden at the rear of the property will remain.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The development is considered to be subservient to the existing building and	

	will be faced in matching materials to remain in keeping with the style of the dwelling.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	At least half of the total area around the original house will remain.	
not exceed 4 metres in height	The maximum height of the single storey rear extension is 3.58m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraced houses or by 4 metres for detached properties	The extension will project 3m from the rear elevation of the original building, not exceeding the 3m allocated for terraced properties.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The proposal does not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		A gap of 1m is not retained to either adjoined boundary, however, the limited projection of the development and presence of rear extensions at neighbouring properties is considered to mitigate any significant impact upon neighbouring properties and is therefore acceptable in this case.
Two storey rear extensions should:		
be proportionate to the size of the original house and garden	The proposal is considered to be proportionate to the original house and garden.	

<p>not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)</p>	<p>At least 50% of the total area of land around the original house will remain.</p>	
<p>not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties</p>	<p>The extension will project 1.03m from the rear elevation of the original house, which does not exceeding the 3m allocated for terraced properties.</p>	
<p>not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary</p>		<p>The extension has an eaves height of 5.33m where within 1.5m of the property boundary, however, as the projection of the extension is limited and will extend an existing rear extension, the development is not considered to cause any significant impact upon neighbouring properties, the extension is considered acceptable in this regard.</p>
<p>be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre</p>		<p>The proposal is located within 1.5m of both adjoined property boundaries, however, as aforementioned due to its limited projection to an existing rear projection, impacts upon neighbouring dwellings will be mitigate and it can be considered acceptable in this regard.</p>
<p>Not adversely affect habitable room windows where they adjoin a neighbour's boundary</p>	<p>Due to the extensions limited projection at two-storey height, it is considered that there will be no adverse</p>	

	impacts upon habitable neighbouring windows.	
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Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 8, Beech Street, Paddock, Huddersfield, HD1 4JN, a two-storey terraced property faced in stone, with a pitched tiled roof, and rubber roof to the erected rear extension, alongside uPVC windows and composite doors. The application property lies in a relatively uniform street scene, being surrounded by dwellings of a similar size, scale, character, appearance, and age. Furthermore, the property benefits from a small area of amenity space to the front as well as further hard-standing amenity space to the rear.

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 	As the proposal is to the rear of the dwelling and is not visible from the front of the house, it is considered that there will be no significant impact upon the local character and street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design I and (d) of the KLP • Chapter 12 of the NPPF 	The extensions are subservient to the original house and will be constructed using matching or sympathetic materials, therefore, having no significant impact upon the original house.	✓
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 	The proposal is subservient to the host dwelling with regard to height, scale, and massing.	✓

	<ul style="list-style-type: none"> • Chapter 12 of the NPPF 		
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 	The development will be faced in stone to match the existing house, with uPVC windows to also match existing and aluminium doors rather than existing composite, however, these are considered sympathetic and acceptable in this case.	✓
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 pitched tiled roof to the single storey extension, and replacement rubber roof to the two-storey extension will be used, both of which match the host 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 	All windows proposed in the development are considered to be proportionate to those existing with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	Private domestic extension – no alternate access arrangements required.	✓

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:

- 6, Beech Street, Paddock, Huddersfield, HD1 4JN – Adjoined property to the East.
- 10, Beech Street, Paddock, Huddersfield, HD1 4JN – Adjoined property to the West.

	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 	As there are no side windows proposed in the development, and there are no neighbouring properties in close proximity of the rear of the house, it is considered that there will be no significant impact upon the privacy of neighbours.	✓
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 	Given the limited projection of the development, and the presence of neighbouring erected rear extensions, it is considered that there will be no significant impact upon light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As aforementioned, due to the projection of the extensions and neighbouring rear extensions of a similar scale, it is considered that there will be no significant impact upon neighbouring properties with regard to overbearing or overshadowing.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	At least 50% of the current amenity space on site will remain, which is considered as an acceptable amount.	✓

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 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 	As the extension is solely located to the rear of the dwelling and is set away from the closest highway, it is considered that there will be no significant impact upon highway safety.	✓
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 in the dwelling will not increase as a result of the extension, and no off-street parking will be lost as there is currently no provision on the site, therefore, the current parking provision is acceptable to remain.	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Although nothing specific is detailed within the submitted plans, there will be adequate space on site for waste storage.	✓

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	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) 	The proposal is not close enough to have any significant impact upon trees.	✓

	<p>(iv) Policy LP33 Trees</p> <ul style="list-style-type: none"> • Chapter 12 of the NPPF 		
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	<p>While the site is within a swift nesting layer, the nature of the proposal is not considered to have significant impacts to roosting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts the applicant of their private responsibilities if any signs of swifts or potential to disturb those protected species are found.</p>	✓
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 	<p>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.</p>	✓
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 	<p>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.</p>	✓

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	12/09/2025
Existing and Proposed Site Plans, Elevations and Floor Plans	PDA25-141-001	Rev B	12/09/2025
Application Form	-	-	12/09/2025
Climate Change Statement	-	-	12/09/2025

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:

24/10/2025
