

**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:	<b>2025/62/92567/W</b>
Site Address:	65A, Dyson Street, Dalton, Huddersfield, HD5 9LS
Description:	Erection of two storey side extension including associated works
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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 05-Nov-2025**

## **OFFICER REPORT**

### **Site Description**

65A, Dyson Street, Dalton, Huddersfield, HD5 9LS is a two-storey semi-detached dwelling faced in stone, with red painted side elevation. The applicant site benefits from parking provision to the front of the dwelling with amenity space to the rear.

The properties within the street scene are not uniform in scale, design or appearance. Materials of construction tend to be stone with some use of brick and render to properties to the north. To the immediate west of the site are a number of pre fabricated garages.

The area is predominantly residential with access to a variety of local amenities and good access to public transport networks.

### **Description of Proposal**

The applicant seeks permission for the erection of a two-storey side extension including associated works. The proposed extension shall project 2.3m at the widest point and 1.9m at the narrowest point, from the western side elevation. The proposal shall receive a hipped roof with a maximum height of 7.9m and an approximate eaves height of 5.4m. The extension is set back from the front of the host property and down from the ridge of the roof.

The materials selected shall match that of the existing dwelling to the front elevation with proposed render to the side and rear elevations.

### **Relevant Planning History**

No relevant planning history.

### **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 within the Kirklees Local Plan. The site is in an area identified as being at lower risk of land instability as a result of former mining activity.

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 2023, 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

#### 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.

Paragraph 5.19 of the House Extensions and Alterations SPD sets out that two-storey side extensions can have a significant effect on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of an area. It goes on, at paragraph 5.20, to state that two-storey side extensions should:

- not take up all or most of the space to the side of a house;
- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house.

The proposal would see the erection of a two-storey side extension to the existing dwellinghouse. The proposal is set back from the principal elevation as well as being set down from the ridge height of the original dwelling. While the proposal would not dominate or be larger than the existing dwelling, there is the potential for it to represent some harm to the street scene and character of the local area. This is due to the fact it would be in closer proximity to the boundary and would not maintain a 1m gap, as well as taking up a large proportion of the side amenity space.

In this case the proposal is adjacent to detached garages used by neighbouring properties, as such it is considered there would be little design benefit in requiring a 1m gap is maintained. Furthermore, the side amenity space is constrained and the extension would not have a width which is significant, and would clearly read as a subservient addition by virtue of its projection from the side.

The materials of construction would not wholly match those of the host property, it is considered that in this case, given the extension is sited adjacent to pre fabricated garages and there is some use of render to an addition to a building to the north of the site, it would not be reasonable of the LPA to insist upon matching materials to the front / side. It is recommended any approval is subject to condition requiring matching stone to the front elevation and roofing materials and which requires the use of render to be of a stone colour finish.

Having taken the above into account, subject to condition 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 Principal of overshadowing/loss of light, Key Design Principal 6 on preventing overbearing impact and Key Design Principal 7 for outdoor space.

#### *Impact on 67a, Dyson Street, Dalton, Huddersfield, HD5 9LS*

No. 65a is the adjoining dwelling to the east of the applicant property. It is proposed that the extension would be two storeys in scale and constructed from materials matching that of the existing dwelling. The proposal is to be located to the west of the applicant site and would be screened from no.67a by the applicant dwelling itself.

As such, no significant issues should arise from overlooking, overshadowing/loss of light or overbearing impact.

#### *Impact on 65, Dyson Street, Dalton, Huddersfield, HD5 9LS*

There is approximately 22.4m between the side (west) elevation of the applicant dwelling and the side (east) elevation of no.65. It is proposed that the extension would be two storeys in scale and constructed from materials matching that of the existing dwelling. The proposal is to be located to the west of the applicant site, as is no.65. However, due to the significant separation distance, along with the offset relationship, coupled with the partial screening by garages and boundary treatments; no significant issues should arise from overlooking, overshadowing/loss of light or overbearing impact.

#### *Impact on 96, Long Lane, Dalton, Huddersfield, HD5 9LH*

There is approximately 18m between the rear elevation of each dwelling. It is proposed that the extension would be two storeys in scale and constructed of materials matching that of the existing dwelling. No.96 is located to the north of the applicant site, while the proposed works are to take place to the west of the applicant site. Due to the separation distance coupled with partial screening by boundary treatments, 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 Principles of the House Extensions and Alterations SPD.

#### 4) Impact on highway safety

The proposal would result in some intensification of the domestic use of the property. The proposal would see the addition of a third bedroom to the dwelling. However, there is adequate parking provision to the front of the dwelling for two vehicles.

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: October 7<sup>th</sup> 2025

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

#### 9) Conclusion

The application to erect a two-storey side extension including associated works at 65a, Dyson Street, Dalton, Huddersfield, HD5 9LS 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 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**                      **CONDITIONAL FULL PERMISSION**

**Decision Authorisation** – Delegated Powers

**Application Number:** 2025/92567

**Officer Recommendation:** Conditional Full Permission

Conditions:

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 LP1, LP2, LP21 and LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the policies within Chapter 12 of the National Planning Policy Framework.

3. The external facing materials of the frontmost (south) elevation and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building. The set back front (south) elevation, side (west) and rear (north) elevations shall either be facing materials which in all respects match those used in the construction of the existing building or render of a stone colour finish. The development shall not be brought into use until it has been completed with the materials of construction approved by this condition which shall be retained thereafter.

**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: 7.30 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: -

<b>Plan Type</b>	<b>Plan Reference</b>	<b>Web ID</b>	<b>Date Received</b>
Location Plan	LP01	1105450	12/09/2025
Block Plan	BP01	1105453	12/09/2025
Planning Drawing	2025/26/05	1105451	12/09/2025
General	Climate Change Statement	1105452	12/09/2025
Application form		1105449	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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 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: 22/10/2025