

**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:	2025/62/92594/E
Site Address:	4, East View Terrace, Shelley, Huddersfield, HD8 8LL
Description:	Erection of extensions and alterations including raising of roof height and erection of first floor extension, two storey side extension, single storey rear extension and front canopy
Recommending Officer:	Jennifer Booth

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: 17-Nov-2025

OFFICER REPORT

Site Description

4 East View Terrace is a stone built, single storey dwelling attached to a set of two storey terraced dwellings. The property has a lower ground floor level, an access at the front with gardens to the side and rear.

The property backs onto the Dearne Lea Tea Rooms with the access to the farm and tea room to the north side of the site, similarly aged terraced properties adjoining to the south west and a detached bungalow to the front.

Description of Proposal

The application is seeking planning permission for the addition of a new first floor, a single storey rear extension and a two-storey side extension to the North. The proposals also include the removal of the garden store, existing side lean to and detached garage.

The eaves height of the dwelling would be increased from 2.7m to 5.3m and the overall height would increase from 4.6m to 7m with a pitched roof.

Over the front door would be a timber framed canopy with a projection of 1.3m and a width of 1.5m with a lean-to roof.

The two-storey side extension is proposed to project 4.5m from the original side wall of the dwelling and would extend the full depth of the original house with a continuation of the pitched roof form.

The single storey rear extension would be constructed along the shared boundary with the adjoining dwelling with a projection of 2.5m and a width of 7.3m. The roof form would be lean to with roof lights.

The walls would be constructed using natural stone with slates 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, three representations have been received supporting the proposals as an opportunity to improve the area.

Kirkburton Parish Council have been notified and have responded that they strongly support this application on the grounds that the property has been in a state of disrepair for many years.

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.

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 onto 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 several distinct elements, including an increase in the overall height of the dwelling to accommodate a new first floor, a two-storey side extension, and a single-storey rear extension. While each component contributes to the complete transformation of the property, the scheme has been assessed as a cohesive whole. It is recognised that the cumulative changes would significantly alter the character and scale of the existing dwelling. However, the property is currently a single-storey dwelling located at the end of a row of two-storey houses. In this context, the proposed alterations would serve to better integrate the property with the surrounding built form, resulting in a more coherent and visually balanced streetscape.

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 result in a proportionate appearance which is in line with the row of properties, 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 scale and siting of the proposed increase in height, first floor accommodation, two-storey side extension, and single-storey rear extension have been carefully considered to avoid the creation of a terracing effect and to maintain the established building line. As such, the development preserves the rhythm and spacing of the street scene and integrates well with the varied character of the surrounding residential area.

The proposal is consistent with the principles outlined in Chapter 12 of the National Planning Policy Framework (NPPF), which highlights the importance of achieving well-designed places. The development enhances the overall quality of the area through a coherent and considered design that respects the local character while allowing for appropriate contemporary improvements. It reinforces a strong sense of place and ensures a high standard of amenity for both existing and future occupiers, contributing positively to the built environment.

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.

There are no properties to the rear or to the north side which could be affected by the works proposed.

Impact on 3 East View Terrace

The proposed raising of the height to form a first-floor extension would be built up to the shared boundary and match the height of the neighbouring property, which helps to maintain a consistent roofline and avoids an overbearing appearance. A modest canopy is proposed to the front, which is not considered to result in any adverse impact due to its limited scale and position. The two-storey side extension is located on the opposite side of the host dwelling, ensuring no direct impact on the southern neighbour. The single storey rear extension, with a projection of 2.5 metres, is of a modest scale and is not expected to result in significant harm to outlook, light, or privacy. Overall, the proposal is considered acceptable in terms of its impact on neighbouring residential amenity.

With regards to the impact on the adjoining 3 East View Terrace, 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 5 East View Terrace

The rear elevation of the neighbouring dwelling to the front is sited some 7.5m from the site. The neighbouring property has no amenity space to the rear and whilst there are openings in the rear elevation, these serve non habitable spaces. As such, there would be no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 5 East View Terrace, 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.

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, there is space within the grounds for at least three vehicles, 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:

HP Gaslines



Although this property has flagged as having HP gas lines in the site, the mapping system clearly shows the dwelling and the areas to be extended are not within the outer layer.

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:

Three representations have been received supporting the proposals as a much needed improvement in the area. These have been noted.

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.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application for the addition of a new first floor, a single storey rear extension and a two-storey side extension to the North at 4 East view Terrace 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: 2025/92594

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 external walls 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 & 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

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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	-	1106480	23/09/2025
Existing Site Plan	02	1105975	23/09/2025
Proposed Site Plans	-	1105979	23/09/2025
Existing Elevations and Floor Plans	03	1105976	23/09/2025
Proposed Elevations	-	1105978	23/09/2025
Proposed Floor Plans	-	1105977	23/09/2025
Planning Statement	-	1105983	23/09/2025
Climate Change Statement	-	1105982	23/09/2025

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

10/11/2025

