

**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:	2025/62/92659/E
Site Address:	15, Park Avenue, Shelley, Huddersfield, HD8 8JG
Description:	Erection of single storey rear extension and front porch
Recommending Officer:	Joshua Merriman

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: 22-Dec-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92659
Location	15, Park Avenue, Shelley, Huddersfield, HD8 8JG.
Proposal	Erection of single storey rear extension and front porch.
Publicity end date	04/11/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located in an area at high risk of ground movement due to previous coal mining activity.
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 53** – Contaminated and unstable land

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 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	Yes	Kirkburton Parish Council were consulted regarding the application but have offered no comment.
Planning History	No	

Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension and front porch.

The proposed rear extension would project 3.27m from the rear elevation of the existing building, with a maximum height of 2.56m, eaves height of 2.24m, and a width of 12.09m.

The proposed front porch would project 1.08m from the front elevation of the existing house, with a maximum height of 4.16m, eaves height of 2.24m, and a width of 5.36m.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.14, and 5.6 on pages 23, 24, and 27 (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 rear garden area will be retained.	
Be set behind the original building, and not projecting beyond the sides	The extension will be completely set behind the original building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden via the side of the property will be maintained.	
Single storey rear extensions should:		

be in keeping with the scale and style of the original house	The rear extension is considered to be subservient to the existing building and will be constructed using matching or sympathetic 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 extension is 2.56m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties	The extension will project 3.27m from the rear elevation of the existing dwelling, not exceeding the 4m allocated for detached properties.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The eaves height of the extension is 2.24m, not exceeding 2.5m.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A gap of at least 1m is retained to all surrounding property boundaries.	
Single storey front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened	The dwelling is well set back from the pavement.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	The front porch is considered to be subservient to the original building, and well-designed in relation to the host dwelling and locale as not to have	

	any significant visual impacts.	
The materials and design match the existing features of the original house	The materials used are to match the existing dwelling, and the roof type continues well from the original house to ensure the design matches the original building.	
The extension would not unreasonably affect the neighbouring properties	Due to the adequate distance between the extension and neighbouring properties, there is considered to be no unreasonable impacts on neighbours.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 15, Park Avenue, Shelley, Huddersfield, HD8 8JG, a detached bungalow faced in stone and brick, with a pitched slate roof, and white uPVC windows and doors. The site lies within a relatively uniform street scene, being surrounded by properties of a similar size, scale, character, appearance, and age. Furthermore, the property benefits from an area of amenity space to the front and rear of the dwelling, and a hard-standing parking area to the front.

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 	The front extension is considered to be subservient to the existing house and well designed to match, and the rear extension will not be largely visible from the street, therefore,	✓

		there is not considered to be any 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 (c) and (d) of the KLP • Chapter 12 of the NPPF 	The proposals are considered to be subservient to the existing building and will be constructed using matching or sympathetic materials to have 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 • Chapter 12 of the NPPF 	The extensions are subservient to the original dwelling with regard to height, scale, and massing.	✓
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 extensions will be faced in stone and brick to match the existing house, with the use of white uPVC windows to the front to also match the host dwelling facing the street scene. Moreover, a composite door will be used to the front elevation, as well as black aluminium doors and windows to the rear which are all considered to be sympathetic to the host property.	✓
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 slate roof will be used to the front extension matching that of the existing building, and a flat roof/copings will be used on the rear extension with a rooflight which is considered as sympathetic and to have no significant impacts to the original house or street scene, having	✓

		limited visibility whilst located to the rear.	
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:

- 13, Park Avenue, Shelley, Huddersfield, HD8 8JG – Neighbouring property to the South.
- 17, Park Avenue, Shelley, Huddersfield, HD8 8JG – Neighbouring property to the North.
- 24, Park Avenue, Shelley, Huddersfield, HD8 8JG – Neighbouring property to the East.

	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 in either the proposed extension, no properties directly to the rear of the application site, and the neighbouring property to the East is an adequate distance away, 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 distances of the extensions, and the adequate space between both proposals and neighbouring dwellings it is considered that there will be no significant impact regarding 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 relatively small scale of the proposals, and adequate space between the application site and neighbouring homes, 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 garden space on site will be retained, which is acceptable.	✓

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 	As the extensions are to be set adequately back from the closest highway	✓

	<ul style="list-style-type: none"> • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	(Park Avenue), 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 at the property will not increase as a result of the development, and the hard-standing parking area to the front of the site will not be reduced in scale, 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) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	The application site is not located within any area of ecological interest.	✓

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 	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.	✓
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 	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.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
Kirkburton Parish Council were consulted regarding the application but have offered no comment.	Noted.	✓

Conclusion:

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.

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: 2025/92659

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 to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The external walls and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building as detailed within the submitted plan 'LOPA-MWA-XX-XX-DR-A-0005 P04 Proposed Elevations'. The rear extension shall be constructed with a flat roof and copings.

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	LOPA-MWA-XX-XX-DR-A-000 P01	-	23/09/2025
Existing Site Plan	LOPA-MWA-XX-XX-DR-A-0007 P01	-	23/09/2025
Existing Elevations	LOPA-MWA-XX-XX-DR-A-0003 P02	-	23/09/2025

Plan Type	Reference	Version	Date Received
Existing Floor Plan	LOPA-MWA-XX-GF-DR-A-0002 P02	-	23/09/2025
Proposed Site Plan	LOPA-MWA-XX-XX-DR-A-0008 P01	-	23/09/2025
Proposed Elevations	LOPA-MWA-XX-XX-DR-A-0005 P04	-	23/09/2025
Proposed Ground Floor Plan	LOPA-MWA-XX-GF-DR-A-0004 P04	-	23/09/2025
3D Views	LOPA-MWA-XX-XX-DR-A-0006 P04	-	23/09/2025
Application Forms	-	-	23/09/2025
Climate Change Statement	-	-	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 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: 15/12/2025