

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:	2025/62/92693/E
Site Address:	12, Lamplands, Batley, WF17 0LL
Description:	Erection of front and side extensions, external alterations to extend driveway and associated works (retrospective)
Recommending Officer:	Faiza Bano

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: 05-Feb-2026

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92693
Location	12, Lamplands, Batley, WF17 0LL
Proposal	Erection of front and side extensions, external alterations to extend driveway and associated works (retrospective)
Publicity end date	13 th November 2025
Number of representations received	Six
Kirklees Local Plan Allocation/Designation	LP Environmental Designations, LB Airport Consult, DEVELOPMENT_LOW_RISK_AREA
Extension to Time (EoT)	Yes – 3rd February 2025
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	✓	

If 'No' to all above, proceed with a fast track report

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

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

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 51** – Protection and improvement of air quality

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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	SUMMARY
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Negotiations/Amendments during course of application	Yes	Amendments were sought to ensure the existing plans are shown without the proposed utility room, as this is a retrospective application. An agreement was also sought for the continuation of brickwork in place of K-render and blockwork in order to maintain visual coherence and design consistency. Amended plans submitted which addressed the concerns of officers.
Parish/Town Council comments sought (Kirkburton)	No	N/A
Planning History	No	N/A
Consultations required	Yes	Highways Development Management (Informal) – No objections.

Assessment

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraph 5.17 on page 28 (and listed below) and if they do not, they need to be justified:

Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
not extend more than two thirds of the width of the original house;	Yes – the proposal projects out by approximately 3m.	
not exceed a height of 4 metres; and	Yes – the proposed extension has an overall height of approximately 3m.	

be set back at least 500mm from the original building line to allow for a visual break	Yes – the extension is located behind the existing garage.	
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Part Demolition of the Garage

The application proposes the partial demolition of the existing garage. The current dimensions of the garage do not meet the standards required for a parking space. Therefore, the proposed partial demolition would not constitute the loss of a functional parking space. As such, the proposal is considered acceptable.

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character:

The site to which the application site relates to is number 12, Lamplands, Batley, WF17 0LL. The property is a two-storey semi-detached dwelling constructed from brick and is designed with a flat roof. The property benefits from a garden to the front and rear. The property is situated within a residential area, and the street scene encompasses several dwellings of a similar appearance and scale.

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
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Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The extension is generally modest in scale, and the proposed development would not appear overly prominent. The proposed development would be located to the side of the property and will not impact the character or street scene across the frontage of the property. The proposal includes external alterations to extend the existing driveway. This will replace an area of greenery with hardstanding. However, it is considered that ample greenery will be maintained and that any impact will not be so significant to warrant a refusal of these grounds.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP	The original property would remain the dominant feature.	✓
	• Chapter 12 of the NPPF		
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	As above. The extension would project across the side of the property and is single storey.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The application originally proposed brickwork along the side elevation of part demolished garage and K render and blockwork along the side and rear	✓

		elevation of the proposed extension. As the side elevation is visible within the street scene, it was considered appropriate to ensure the continuation of brickwork along this elevation of the development to maintain visual coherence and design consistency. The agent and applicant have agreed to this via email and submitted amended plans accordingly.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Flat roof style on the side extension – acceptable as it is in keeping with the original roof style of the host property.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Modest size windows in extension, which would be in-keeping with existing building.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension which would provide easy access into the main house.	✓

Residential Amenity: Are the considerations in the following table acceptable?

The main properties affected are:

- 14 Lamplands – the part demolition of the garage will be visible from this dwelling, however, the addition of a single story side extension will have no impact on this dwelling.

- 10 Lamplands – shall see the part demolition of the garage and addition of the side extension, the orientation of these properties it is considered that there will be no impact on this dwelling.

	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)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Acceptable for the reasons set out above.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As above.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	As above.	✓

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: Are the following acceptable?

	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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Parking is predominantly provided on-street and in curtilage, which remains acceptable due to the location of this property and the neighbouring houses. The application introduces an additional parking space on site by reducing the size of the garage and introducing hard standing over part of the garden.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Maintains appropriate access and off-street in curtilage parking.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.	✓

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: Are the following acceptable?

	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	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 • Trees Chapter 12 of the NPPF	N/A	✓

Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	N/A	✓
Carbon Budget / Climate change statement	• 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	• 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 runoff. 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:

As a result of site publicity, six representations were received. The following comments were made:

1. The retrospective plans appear to resolve existing parking issues for residents. The extension should be finished in brick to preserve the architectural character of the estate and emphasise the importance of maintaining the front green space in accordance with the property deeds.

Officer's Comment: Amendments were requested to ensure the extension is finished in brick for the reasons outlined above. With regard to the maintenance of the green space, any requirements contained within a deed of a property is a civil matter.

1. On-street parking in the area is limited, support made to the application on the basis that the proposal would provide additional off-street parking without affecting neighbouring properties. The reduction in on-street parking would improve access for visitors.

Officer's Comment: *This comment has been noted.*

2. The front lawn is shared with the adjoining property and has been divided to retain each party's section. The property deeds require all green areas to remain as such. Concerns are expressed that the proposed parking arrangement would affect privacy, as the properties were not originally designed for vehicles to be parked directly in front of the doors, and visitors to the adjoining property currently encroach on the commenter's land. A site visit by the Planning Department is recommended to fully assess the situation before a decision is made. It is also stated that the planning notice was removed approximately 30 minutes after being displayed, which did not meet the required 14-day notice period, and this issue was reported to Planning on the same day.

Officer's Comment: *With regard to the maintenance of the green space contained within a property deed is a civil matter. The proposed parking arrangement is not considered to affect privacy as the parking spaces are positioned in front of the existing garage and are sufficiently separated from the window openings at number 14. A site notice was duly displayed by the in accordance with statutory requirements as outlined in the Council's Development Management Charter. The Council cannot control events that occur after the notice has been correctly displayed, the statutory duty of the Local Planning Authority has been satisfied.*

3. The proposal is reasonable and acceptable, the applicant has taken care to ensure the development would not adversely affect neighbouring properties.

Officer's Comment: *This comment has been noted.*

4. The proposed side and front extension would create additional parking space and improve accessibility for elderly and disabled visitors. The current parking arrangement requires individuals with mobility issues to park at a considerable distance, making access to the property difficult. The extension is modest in scale, not out of character with the surrounding area, and intended to provide essential utility space alongside improved parking provision. The proposal would not create any adverse visual or privacy impacts for neighbouring properties.

Officer's Comment: *This comment has been noted.*

5. The proposed extension and alterations represent a well-considered improvement to both the property and the wider area. The design and

materials are in keeping with the character of the dwelling and surrounding street, with all materials matching the existing property to ensure a consistent appearance. The proposal will enhance the functionality and sustainability of the home without creating visual or privacy impacts for neighbours. Reference is made to sustainable features such as additional thermal insulation, triple glazing, low-energy fittings, solar panels, and the use of locally sourced materials. The Climate Change Statement is highlighted for its inclusion of rainwater harvesting, reuse of demolition materials, and additional planting, aligning with Kirklees Council's climate objectives. The development is also noted to provide extra off-street parking, helping to relieve existing parking pressures in the area. Overall, the application is viewed as modest, well-designed, environmentally responsible, and beneficial to the local streetscape.

Officer's Comment: This comment has been 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:

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.

1. 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

2. 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 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, Existing Site Plan, Elevations and Floor Plans	25.2792.01A		30-Jan-2026
Proposed Site Plan, Elevations and Floor Plans	25.2792.02B		02-Feb-2026
Climate Change Statement	-		

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. Amended plans were sought and received for the extension to be finished in materials to match the existing property.

Report Dated: 03/02/2026

