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:	**2025/62/92718/W**
Site Address:	16, High Green, Lepton, Huddersfield, HD8 0HW
Description:	Erection of rear extension and associated alterations
Recommending Officer:	Kirsty Nicholls

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: 06-Feb-2026

Officer Report – 2025/92718

Site Description

The application site refers to 16, High Green, Lepton, Huddersfield, a two-storey semi-detached property. The design of the dwelling is traditional constructed with stone with areas of render on the rear elevation. The property is located on a spacious plot towards the end of High Green with a garage building being located in the rear plot with an associated parking area to the front of this.
The surrounding area is traditional in character with properties similar in design however there are variances in scale and plot sizes. The plot is located adjacent to the Green Belt however the development will not encroach on this area and is not considered to have a policy implication.

Description of Proposal
The Scheme
The application is seeking planning permission for erection of a two storey extension to the rear of the property. On the ground floor the proposal will provide an extended dining area to the existing kitchen extension whilst the first floor will provide two bedrooms, one with an en-suite.
The proposed two storey rear extension will have an overall projection of 7m approx from the rear elevation of the original dwelling (incorporating existing rear extension), with a width of 6.5m and height to the ridge of 5.65m.
The extension will be constructed from matching materials as the host property, and will incorporate full height windows on the rear elevation.

Supporting Information
In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement

History of Negotiations / Amendments Received
The bulk and mass (by virtue of its scale and projection) of the proposed extension as originally submitted was considered to result in an extension that would not be subservient in relation to the host dwelling. Officers requested that it be reduced substantially. Further to this, as a result of the scale of the proposal, there were concerns in relation to the potential overbearing impact

of the extension upon the amenity of occupiers of 14 and 15 High Green to the east.
In addition, the red line boundary of the application site as originally submitted included land outside of the domestic curtilage and it was requested that this be reduced to include only that land within the curtilage of the application site. Amended plans were submitted of which officers considered addressed the above concerns. Further details are contained within the Assessment section of this report.

Relevant Planning History
No relevant history.

Representations
Publication of the application has been undertaken in accordance with the Council's Development Management Charter (December 2024).
The application has been publicised on the Council's website and by site notice. The expiry date of the publicity period was the 14/11/2025.
No third party representations were received as a result of site publicity.
Kirkburton Parish Council raised 'no comment' to the application.

Consultation Responses
KC Highways Development Management – No objections subject to condition

Allocation and Policy
The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan
LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity

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, 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.

Chapter2 Achieving sustainable development
Chapter12 Achieving well-designed places
Chapter14 Meeting the challenge of climate change, flooding and coastal change
Chapter15 Conserving and enhancing the natural environment

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.

Supplementary Planning Documents / guidance
Kirklees Highway Design Guide (adopted November 2019)
House Extensions & Alterations SPD (adopted June 2021)
The Biodiversity Net Gain Technical Advice Note

Legislation
The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

Assessment
The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area (including impact upon historic environment)
2. Impact upon residential amenity
3. Impact upon highway safety
4. Climate Change
5. Other matters – e.g. trees/ecology (e.g. bats)
6. Representations
7. Conclusion

1 – Principle of Development

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.
Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.
Policy LP2 of the KLP sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

The dimensions of sustainable development will be considered throughout the proposal.
In terms of extending and making alterations to a 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 material planning considerations, including visual and residential amenity, as well as highway safety.

These issues along with other policy considerations will be addressed below. Considering the above policy, the principle of development is acceptable.

2 – Impact on Character and Appearance of the Area
Visual Amenity
Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.
Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'.*
Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.
The recommendations of Paragraphs 5.15, 5.21, 5.22, and 5.25 of the House Extensions and Alterations SPD outline recommendations for first floor side extensions and roof extensions.
The proposed two storey rear extension is considered to be designed to limit the impact on the local character of the area, reflecting the design of the original building by using matching materials including stonework. The extension will incorporate a large element of glazing on the rear elevation with limited windows positioned on the side elevations.
The originally submitted plans incorporated an extension of which was considered to lack subservience by virtue of its scale and projection. Amended plans were received which lowered the height of the extension and also reduced its length. Both these interventions provide adequate subservience to the extension, reducing the impact on the existing property and were considered to address officers' concerns.
The extension will be positioned near the boundary of the site and due to the plot layout and lack of screening, will be highly visible within the streetscene, however, the amendments provided reduce its overall scale and massing. The site boundary where the extension will be positioned is located towards the end of the road and with its reduced massing, will be of a scale which will not dominate nor impact negatively on the character of the surrounding area.

The proposed development is therefore considered to comply with Policies LP1, LP2, and LP24 of the Kirklees Local Plan, Principles 1 and 2 and Paragraph of the Council's House Extensions and Alterations SPD and Policies within Chapter 12 of the National Planning Policy Framework.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should: *"…maintain appropriate distances between buildings'* and *'…minimise impact on residential amenity of future and neighbouring occupiers."*
Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.
Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.
The recommendations of Paragraph 5.16 of the House Extensions and Alterations SPD outline recommendations for first floor side extensions with relation to residential amenity.
As a result of the scale of the proposal, the originally submitted proposals raised concerns in relation to the potential overbearing impact of the extension upon the amenity of occupiers of 14 and 15 High Green to the east of the property. Amended plans were received which lowered the height of the extension and also reduced its length. The outline of these properties was also indicated on the amended plan to better indicate the relationship between these properties and the application property as extended. These interventions act to mitigate any significant harm to these neighbouring properties in terms of overbearing impact.
In terms of overlooking, the large element of glazing on the rear elevation will not cause any harm due to the open nature of the area to the rear of the plot. To the west, there will be two windows on the ground floor and two roof lights to the first floor. The ground floor windows will service a utility and lobby area, both of which are considered to be non-habitable. However, it is noted that the utility window is proposed to be finished with frosted glazing. In the event that planning permission is approved, it is considered reasonable to attach a condition to secure this glazing material. Due to the nature and position of the rooflights, there will be no opportunity for overlooking.
To the east there will be one window on the first floor and three roof lights all servicing the two bedrooms. As above, due to the nature and position of the roof lights, there will be no opportunity for overlooking. The proposed window at first floor level is proposed to be finished with frosted glazing. In the event that planning permission is approved, it is recommended that a condition be attached to ensure this window is frosted in perpetuity.
There will be adequate private amenity space to service the needs of the extended property.
It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice

within Chapter 12, and Paragraph 135, of the National Planning Policy Framework.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

The site will provide ample on-site car parking spaces to service the needs of the property, as such the proposal will not result in any adverse harm to highway safety. KC Highways Development Management were consulted and whilst they raised no objections they did recommend a pre-commencement condition for a scheme detailing arrangements and specification for layout of parking have been submitted to and approved in writing by the Local Planning Authority. However, it is noted that in the body of the response that '*Although there are no drawings submitted with the application that indicates that 3 parking spaces can be achieved, the driveway to the rear of the site is of suitable size to fit 3 parked vehicles with turning space and there is also a garage available if required'.* As such, it is considered that in this instance, adequate parking can clearly be provided and to request further information would be unnecessary and unreasonable.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Council's Street Design Guide and Chapter 9 of the National Planning Policy Framework.

5. Climate Change

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. Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would

not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

6. Other Matters

Impact upon Ecology
Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.
Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat roosting area, the proposals are relatively modest, and in this case would not impact upon the existing roof space which has the potential for providing a roost for bats. Therefore, it is considered unlikely that the proposals would have a significant impact on the bat population. However, in the event that planning permission is approved, it is recommended that an informative be attached to the decision advising the applicant that if bats are discovered on site during the works, any development shall cease, and the applicant is advised to contact Natural England for advice on how to move forward. Subject to this informative, the proposal is considered to be acceptable in regard to ecology.

7. Representations
Kirkburton Parish Council raised ‘no comment’ to the application – noted by officers.

8. 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation **CONDITIONAL FULL PERMISSION**

Decision Authorisation: Delegated Powers

Application Number: 2025/92326
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 (as amended).

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 materials used in the construction of the extensions 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 and the aims of the National Planning Policy Framework.

3. The development shall not be occupied until the ground floor utility window and window to Bedroom 3 indicated on drawing 2529-0301-R08 hereby approved have been obscurely glazed (to a minimum Grade 4 or equivalent). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing (to a Grade 4 or equivalent) shall thereafter be retained.
   Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims 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: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are

present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

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
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	Version	Date Received
Location Plan, Existing Block Plan, Elevations and Floor Plans	2529-0101-P03	-	29/01/2026
Proposed Block Plan, Elevations and Floor Plans	2529-0301-R08	-	19/01/2026
Application Form	-	-	29/09/2025
Climate Change Statement	-	-	29/09/2025

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.
The bulk and mass (by virtue of its scale and projection) of the proposed extension as originally submitted was considered to result in an extension that would not be subservient in relation to the host dwelling. Officers requested that it be reduced substantially. Further to this, as a result of the scale of the proposal, there were concerns in relation to the potential overbearing impact of the extension upon the amenity of occupiers of 14 and 15 High Green to the east.
In addition, the red line boundary of the application site as originally submitted included land outside of the domestic curtilage and it was requested that this be reduced to include only that land within the curtilage of the application site. Amended plans were submitted which officers considered addressed the above concerns.

Report Dated: 3/2/2026