

**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>2025/62/92729/W</b>
Site Address:	5, Sycamore Close, Lepton, Huddersfield, HD8 0EP
Description:	Erection of two storey extension to side, including dormers within front and rear roofslopes, application of render to side and rear, creation of additional parking to front and 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.**

Emma Thompson

***AUTHORISED OFFICER***

**Date: 29-Jan-2026**

## OFFICER REPORT

### Site Description

5, Sycamore Close, Lepton, Huddersfield, HD8 0EP is a two-storey semi-detached dwelling faced in red brick. Front and rear dormers feature, faced in shiplap cladding. The application property benefits from parking provision to the front and side of the dwelling along with a single detached garage. A small area of amenity space can be located to the front of the dwelling, with a larger area found to the rear.

The dwellings which form the street scene are similar in scale, design and material palette. The area is predominantly residential, with access to local amenities and public transport services.

### Description of Proposal

The applicant seeks permission for the erection of a two-storey side extension, including dormers within front and rear roof slopes, application of render (off-white) and the creation of additional parking to the front and associated works.

The proposed extension would project 3.2m beyond the side elevation at the widest point and 1.8m at the narrowest point where the extension steps in from the boundary with the neighbouring dwelling. The extension would span a length of 7.6m, however, the extension is to be set back 0.3m from the principle elevation.

The proposal shall feature a pitched roof which is to follow the ridge line of the existing roof. The existing roof has a ridge height of 7.4m and an approximate eaves height of 5.3m. The proposed dormers follow a similar design; creating a continuation of the existing dormers which have a height of 1.7m, set in from the rood edge by 0.5m and set back from the eaves by 0.7m. The existing projection of 2.1m would also be matched.

The front elevation shows materials to match and off-white render to be applied to the side and rear elevations, however, a brick plinth measuring approximately

0.5m shall feature. Ashlar stone heads are to be present above doors and windows. The random stone feature wall to the principle elevation is to remain.

The proposed dormers are to be faced in either timber or composite cladding and roofing tiles are to match the existing.

New doors and windows are to feature in all elevations, with new doors and windows being installed throughout the property. These shall be uPVC Anthracite Grey, which shall replace the existing white uPVC windows. uPVC and timber doors are to be replaced with composite/aluminium doors in Anthracite Grey to match the windows.

### History of Negotiations/Amendments

Amendments to the submitted plans were requested due to the initial proposal not complying with the SPD in term of highway safety. The initial proposal increased the number of bedrooms to four, however the required three parking spaces could not be provided, therefore it was requested that the plans were amended either to provide three parking spaces or retain the three existing bedrooms.

Plans were resubmitted indicating that three bedrooms were to be retained and two parking spaces to be provided to the front of the property.

Materials proposed were also amended to ensure the front elevation is constructed to match the existing.

### Relevant Planning History

No relevant planning history.

### Representations

The application was advertised by site notice. Public consultation end date: 10<sup>th</sup> October 2025.

Four representations have been made as a result of site publicity; three of these are in support of the proposal while one is an objection.

The objection raises concern for the scale of the proposal and stating the application property has previously been extended. Parking provision is a further issue which has been highlighted. The proposal would see the addition of a fourth bedroom which would require three off-street parking spaces to accord with LP22 of the KLP. Further to this, the objection states that parking is already an issue on the street.

The supporting representations express that parking is not a problem currently within the street scene, with one comment explaining there is an area for up to

four parking spaces, as well as it being stated that many people park on Rowley Lane. All supported the design and scale of the proposal.

Kirkburton Parish Council were also consulted on the proposal. No comments were received.

### Consultation Responses

A Kirklees Council Highways Officer was consulted regarding the proposal. They concluded that the project did not comply with the SPD nor did it support highway safety. It was requested that plans be amended to create sufficient parking provision or the property maintained its three bedrooms.

### 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. 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 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.

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.

- Chapter 12 – Achieving well-designed and beautiful places

### Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conditions
- 8) Conclusion

#### 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.

### *5.20 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 development is set off the boundary; the distance increases further into the site due to the angling of the site as such the development will not be too close to the neighbouring property. There are two pinch points where the extension does not meet the 1 metre gap required but adequate space is afforded in the main. A set back of 300 not 500mm is shown but the extension would appear subservient and would avoid any terracing impact due to the angling of the site. The scale and design is in keeping with the host dwelling as well as other dwellings in the street scene which have similar extensions to the side.

The proposed render is not present in the immediate street scene, existing dwellings have been extended utilising materials to match and as such render to the front would not be acceptable. Officers have sought amendments to the scheme to address these concerns and plans now show materials to match to the front elevation and the introduction of render to the side and rear. Taking into account the site context and relationship within the area limiting render to the rear/side elevations is acceptable. A condition will be imposed to ensure the retention of materials to match to the site frontage.

Having taken the above into account, 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.

Due to the layout of the site, the geographic orientation along with the design and location of the proposal, it is unlikely that the proposal would impose any overlooking, overshadowing, loss of light or overbearing impact. The new windows at first floor are not considered to result in any greater overlooking of adjacent amenity space than current window relationships and therefore privacy will be protected. The side windows serve a dining kitchen at ground floor and secondary window at first. The ground floor openings are not considered to result in any loss of privacy to the neighbouring occupants. The first floor side window should be obscurely glazed to prevent overlooking. As this is a secondary window it is acceptable in this instance to impose a condition.

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 Principals 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 but would not increase the number of bedrooms. The proposal would result in the alteration and loss of parking provision along the driveway. However, sufficient parking provision is shown on plan 22-002 Rev A which is acceptable for a three bedroom property.

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.

##### *Bats*

The property is located within a Bat Alert layer in the council's GIS system. A note has been added advising of how to proceed should bats be encountered on site.

## 6) Representations

The application was advertised by site notice. Public consultation end date: 10<sup>th</sup> October 2025.

Four representations have been made as a result of site publicity; three of these are in support of the proposal while one states an objection. The basis of the objections are outlined below:

- The objection raises concern of the scale of the proposal and stating the application property has previously been extended. Parking provision is a further issue which has been highlighted. The proposal would see the addition of a fourth bedroom which would require three off-street parking spaces to accord with LP22 of the KLP. Further to this, the objection states that parking is already an issue on the street.

Officer response: The comments regarding highway safety have been considered alongside comments made from the Kirklees Council Highways Officer. As a result, amendments to the submitted plans were requested addressing these issues. Amended plans showing a reduction in the number of bedrooms have been submitted and deemed acceptable.

A representation has also been made in support of the proposal, this has been outlined below:

- The supporting representations express that parking is not a problem currently within the street scene, with one comment explaining there is an area for up to four parking spaces, as well as it being stated that many people park on Rowley Lane. All supported the design and scale of the proposal.

Kirkburton Parish Council were also consulted on the proposal. No comments were received.

## 7) 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.

Materials condition

Obscurely glazed side window

## 9) Conclusion

The application to erect a two storey side extension, including dormers within the front and rear roof slopes, application of render (off-white) and the creation of additional parking to the front and associated works at 5, Sycamore Close, Lepton, Huddersfield, HD8 0EP 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 Governments 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:** 2025/92729

**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 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 and Alterations SPD and the aims of the National Planning Policy Framework.

3. The development shall be completed in accordance with elevation details and materials schedule set out on drawing 20-003 REV A. The front elevation shall be extended using materials to match and thereafter be retained.

**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.

4. Prior to occupation of the development hereby approved, the window shown in the first floor southwest elevation shall be non-opening and obscurely glazed to a minimum grade 4 and thereafter be retained.

**Reason:** In the interests of protecting residential 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:** Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. 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:** Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. 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:** 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

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>Date Received</b>	
<b>Location Plan</b>	-	30/09/2025	
<b>Location Plan</b>	-	30/09/2025	
<b>Existing Elevations</b>	20-001 – Existing Elevations	30/09/2025	
<b>Grouped Plans and Elevation</b>	20-002 – Existing 3D views	30/09/2025	
<b>Existing Floor Plans</b>	22-001 – Existing GA Plans	30/09/2025	
<b>Proposed Elevations</b>	20-003 Revision A – Proposed Elevations (amended)	06/01/2026	
<b>Grouped Plans and Elevations</b>	20-004 – Proposed 3D views	06/01/2026	
<b>Proposed Floor Plans</b>	22-002 Rev A – Proposed GA Plans	29/01/2026	
<b>Design and Access Statement</b>	Supplementary Design Document	02/10/2025	
<b>General</b>	Climate Change Statement	1107675	30/09/2025

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. Amended plans were sought to address concerns regarding parking and materials.

Report Dated: 28/1/26

