

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:	2025/62/92830/E
Site Address:	Palace Wood Farm, 9, Barnsley Road, Flockton, Huddersfield, WF4 4DP
Description:	Erection of extension to existing outbuilding
Recommending Officer:	Faiza Bano

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.

Kerri Simpson

AUTHORISED OFFICER

Date: 20-Mar-2026

OFFICER REPORT

Site Description

The site addressed in this application is Palace Wood Farm, 9, Barnsley Road, Flockton, Huddersfield, WF4 4DP, a detached farmhouse with a stone finish. The site benefits from an amenity area to the front, side and rear, including a large driveway and detached garage and workshop.

The site is within the Green Belt and a Bat Alert Layer on the KLP.

Description of Proposal

The application seeks planning permission for the erection of an extension to an existing outbuilding. The proposal seeks to introduce a first floor extension to provide additional storage space. The proposal would have an eaves height of circa 3.5m and a maximum ridge height of 5.5m. It would have a pitched roof in materials to match the existing, incorporating three new openable rooflights to the front. The proposal would also include the enlargement and replacement of windows and doors, with stone mullioned surrounds to match those of the host dwelling. A double light, stone mullioned window is proposed for the gable end on the west elevation. A circular window is proposed to both the east and west elevations.

Relevant Planning History

2025/91216: Erection of single storey link extension, alterations to roof of existing garage and installation of rooflights - Conditional Full Permission

2004/94229: Erection of Conservatory - Conditional Full Permission

96/93052: Erection of Detached Garage Building - Conditional Full Permission

95/92400: Alterations to Widen Existing Vehicular Access - Conditional Full Permission

87/04299: Formation of Drive and Games Court - Granted Conditionally

86/02293: Change of Use of Cow Shed to Form Extension to Dwelling and Erection of Porch - Granted Conditionally

Representations

The application was publicised by site notice in accordance with the Council's adopted Development Management Charter. The publicity period expired on the 14th of November 2025. No letters of representations were received.

Consultation Responses

Parish Council – No comments.

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 located within the Green Belt 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
- **LP 2** – Place shaping
- **LP22** – Parking
- **LP24** – Design
- **LP51** – Protection and improvement of local air quality
- **LP52** – Contaminated and unstable land
- **LP57** – Extension alteration or replacement of existing building

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 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

Principle of development:

The application site is located on land allocated as Green Belt on the Kirklees Local Plan. The application proposes the erection of a first floor extension to an existing outbuilding.

Chapter 13 of the NPPF requires Local Planning Authorities to regard the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this include the extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building.

An 'original building' is defined in the NPPF glossary as "a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Policy LP57 of the Kirklees Local Plan states that extensions will normally be acceptable provided that the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and other associated buildings will be considered. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building. Furthermore, the proposal should not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and the design and materials used should be sensitive to the character of the Green Belt setting.

The site is within the Green Belt on the Kirklees Local Plan Proposals Map. As such a key consideration will be its impact on the Green Belt and it will be assessed having regard to Policy LP57 and NPPF chapter 13. In addition, the impact of the development on design grounds, residential amenity and highway safety will also be considered along with, biodiversity and all other material considerations and representations received.

Impact on openness of the Green Belt and visual amenity:

Key Design Principle 1 of the House Extensions & Alterations supplementary planning document (SPD) states 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 HEASPD goes on to 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.

Historical Plans

As previously highlighted, the site currently benefits from previous permissions on site which have been constructed. From viewing historical maps of the site, it is indicated that the original footprint of the dwelling measures approximately 211.42 m².

Historical planning permissions for the site have established that substantial increases in footprint can be acceptable in this Green Belt location where the resulting built form remains proportionate and does not materially harm openness. Previous approvals have permitted a cumulative additional footprint of 287.23 m², supported on the basis that the development would not amount to disproportionate additions when assessed against the character, scale, and form of the original dwelling. Those approvals also acknowledged the Planning Practice Guidance (PPG), which confirms that *openness has both spatial and visual components*, and that increases in floor area and volume must be assessed in their functional and contextual relationship with the host building rather than by numerical metrics alone.

The current proposal introduces a further modest increase of 29 m², which is notably small when viewed against both the original building and the already established, approved extent of development on the site. The footprint is positioned adjacent to existing structures and does not extend built form into an area of previously undeveloped land. As such, the spatial effect on openness is limited, with the new footprint effectively infilling or tightening the existing built envelope rather than causing additional spread across the site.

The existing outbuilding incorporates a stepped design, and the proposal seeks to retain the height of the lower stepped section in full. The scheme introduces a first floor extension to provide additional storage space, which involves increasing the height of the upper stepped portion of the structure. This increase has been designed to remain visually subservient to the host dwelling. The proposed eaves height would be 3.5 metres, with an overall ridge height of 5.5 metres. A pitched roof form is incorporated to ensure that the extension is sympathetic to the character and appearance of the original outbuilding.

In terms of external alterations, the front roof plane will accommodate three new openable rooflights. The proposed height increase to the stable section has been deliberately limited to avoid creating an overly urbanised appearance and to preserve the rural character of the site. Necessary repairs will be carried out to the existing walling, which will also be extended where required. New

external doors and slim profile windows will be introduced, with stone mullioned surrounds designed to match those of the host dwelling. Where possible, masonry from the existing building will be reused, and any new materials will match the profile, colour, and overall aesthetic of the original construction. New double doors will provide access to the open-plan storage area, with additional windows and doors added to the north facing elevation to enhance functionality and natural light.

A double light, stone mullioned window is proposed for the gable end on the west elevation. Circular windows, designed to reflect those present on the host dwelling, will be introduced to both the east and west facing gable ends. Rainwater goods will be replaced with new systems that match the existing detailing on the south elevation. Roofing materials for the extended sections will replicate those of the current roof to ensure a seamless and cohesive appearance throughout.

Visually, the extension has been designed to remain clearly subservient to the host dwelling, reflecting its established roof forms, materiality, and hierarchy of massing. This ensures that the perception of openness is retained despite the introduction of additional built volume. The siting, scale, and appearance of the proposed extension ensure it reads as a logical and proportionate addition, reinforcing the architectural coherence of the group of buildings rather than introducing visual mass that would compete with or dominate the original dwelling.

When applying the same principles previously accepted by the Local Planning Authority, namely the consideration of volume, the relationship to existing built forms, and the subservient design, the proposed 29 m² extension remains within a threshold that can reasonably be regarded as proportionate. The extension does not materially affect the visual openness of the Green Belt, nor does it result in a cumulative built form that would be perceived as excessive or harmful in this context.

In light of the above, and consistent with the established pattern of approvals on the site, the additional 29 m² footprint is considered acceptable. The proposal maintains a subservient relationship to the host dwelling, preserves both the spatial and visual openness of the Green Belt, and does not give rise to a level of cumulative development that would amount to a disproportionate addition under Green Belt policy.

Key Design Principle 1 of the House Extension & Alteration supplementary planning document (SPD) states 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 HEASPD goes on to 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.

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. In addition, the proposal is considered to have an acceptable impact on the openness of the Green Belt.

The plans and application form specify matching materials. On the basis any approval is subject to condition it is undertaken in accordance with the plans / application form submitted the proposal is considered to be acceptable with regard to materials of construction.

Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. 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. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained. Principle 16 goes requires that proposals maintain appropriate storage arrangements for waste.

The increase in height would not go beyond the existing eaves / ridge height of the original dwelling and taking account of the siting of the development, the increase in height/addition of a first floor is not considered to have a significant effect upon the amenities of any nearby properties.

The proposal would retain adequate amenity / waste storage areas.

The proposal is not considered to lead to a significant increase in overlooking over and above that which can take place already and having regard to the scale of the proposal and distance sited from neighbouring properties the proposal is considered to accord with the aforementioned policies.

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 Principles within the House Extensions and Alterations SPD seek to ensure acceptable levels of off street parking, adequate waste storage facilities are provided, are also considered to be of relevance.

The proposal does not propose any additional bedrooms. Furthermore, the site currently benefits from existing in curtilage parking and turning space located in front of the building. This arrangement is anticipated to remain unchanged by the proposed extension. Therefore, it is concluded that the development would not adversely impact highway safety.

Other matters:

Carbon Budget

The proposal is a 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.

Ecology

The application site is located within a Bat alert layer on the Council's GIS mapping system. Due to the scale of the application, a note will be added to the application notifying the applicant, should permission be granted.

As such the application is considered to comply with guidance within Policy LP 30 of the KLP and Chapter 15 of the NPPF.

Representations:

The application was advertised by site notice, which expired on the 14th of November. As a result of publicity, no representations were received.

Negotiations:

N/A

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

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/92830

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 Policies LP1, LP2, LP22, LP24, LP30, LP51, LP52 & LP57 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the policies contained within Chapters 12, 13, 14 and 15 of the National Planning Policy Framework.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Plans and specifications schedule: -

Plan Type	Reference	Date Received
Plan General	250605-P-A300 - Proposed Sections-D	09-Oct-2025
Existing Elevations	250605-P-A230-D	09-Oct-2025
Proposed Elevations	250605-P-A240 Rev E Proposed Elevations	16-Mar-2025
Existing Plans	250605-P-A010-D	09-Oct-2025
Proposed Plans	250605-P-A020-D	09-Oct-2025

Proposed Site Plan	250605-P-A002-B	09-Oct-2025
Location and Block Plan	250605-P-A001 - Location and Block Plan-B	09-Oct-2025
Supporting Information	Planning Statement	09-Oct-2025
Supporting Information	Climate Change Statement	09-Oct-2025
Application Form		09-Oct-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.

Report Dated: 16/03/2026

High Risk Coal

