

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:	2025/62/92865/W
Site Address:	77, Grasmere Road, Gledholt, Huddersfield, HD1 4LJ
Description:	Erection of single storey rear extension
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.

John Holmes

AUTHORISED OFFICER

Date: 23-Mar-2026

OFFICER REPORT

Site Description

77, Grasmere Road, Gledholt, Huddersfield, HD1 4LJ is a two-storey semi-detached dwelling faced in stone and a small section of cladding to the principal elevation. The property benefits from parking provision to the front and rear of the dwelling; a double garage is sited to the rear. Amenity space is located to the front and rear.

The dwellings which form the street scene are similar in terms of their material palette, however, the appearance and scale of the properties do vary somewhat. The area is predominantly residential with access to a wide variety of public services and facilities.

Description of Proposal

The applicant seeks permission for the erection of a single storey extension to the rear (east) which is to be 'L' shaped. The proposal is to project 3 beyond the rear wall of the existing dwelling and span across the rear (5.2m). A further projection from this shall project 1.9m with a width of 2.4m. The proposal shall feature a flat roof with a height of 2.6m; reaching 3m if considering the height of roof lantern.

The materials used in construction of the walls shall match that of the existing.

History of Negotiations/Amendments

Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2015 encourages negotiation/engagement between Local Planning Authorities and agents/applicants. As the proposal was not considered acceptable as initially submitted, amendments have been sought.

It was requested that amended plans be submitted indicating that the section along the shard boundary be a projection of 3m with the element which projects 4.9m 'switched' to the other side of the development and sited adjacent to the driveway of the property. Amended plans were submitted and the proposal is progressed on this basis.

Relevant Planning History

No relevant planning history.

Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 28th November 2025

No representations were received as a result of the publicity.

Consultation Responses

No consultations have been requested as part of the planning process.

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.

In this case the following are considered relevant:

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity

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 and beautiful places

Supplementary Planning Guidance

- House Extensions and Alterations SPD (June) 2021

Legislation

The Town and Country Planning Act 1990 (as amended).

Section 38(6) of the Planning 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

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.

Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that: The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

2) Impact on visual amenity

Policy LP24 (Design) of the Council’s adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping

with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application. 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. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The proposal is to be a single storey rear extension which would form a subservient addition to the existing dwellinghouse. The walls of the extension would be constructed of materials matching that of the existing dwellinghouse. While it is noted that the proposal does not comply with the HEASPD in terms of its scale, this can be justified by the fact the siting of the extension is not considered to have a significantly prominent appearance within the street. Whilst there would be some views taken of the extension from the street / public vantage points the extension is considered to be in keeping with the character of the host property which has been constructed at a later date than other dwellings in the street.

Whilst the projection would go beyond that set out in the HEASPD it is considered there is a reasoned justification present in this case that this projection is acceptable, not least is the fact it would ensure a level of privacy to the amenity space is created and the extent of the extension which is beyond the 3m projection is not of a significant size / extent.

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. A condition to ensure matching materials of the walls is recommended in this case.

Taking account of the conclusions of the development and having regard to Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 it is considered the proposal would not affect the setting of the Conservation Area, with the boundary of the Conservation Area being to the east of the site. As such an assessment against policy LP35 of the KLP and Chapter 16 of the NPPF is not necessary.

3) 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.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: “extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.
- Principle 4 – that: “extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”
- Principle 5 – that: “extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.
- Principle 6 – that: “extensions and alterations should not unduly reduce the outlook from a neighbouring property.”

No.79 is the adjoining dwelling to the application property. It is also noted that no.79 is owned by the applicant also. The proposal is for a single storey, flat roof extension which is to be constructed of materials matching that of the existing dwelling. Initial plans indicated that the proposal was to project 4m beyond the rear wall of the existing property, along with an additional 1.9m projection which would span 2.4m. This 1.9m element was to be constructed up to the boundary with no.79. It was requested that plans be submitted, showing this element to the north of the site, be re sited away from this boundary. It is further noted that the geographical orientation of the site lends itself to mitigating any impacts. The proposed works are to be located to the rear (east) of the application site and to the north of no.79. As such, any effects of overlooking, overshadowing/loss of light or overbearing impacts would be mitigated.

There is approximately 5.1m between the side elevation of the application property and no.75; with no.75 being located to the north of the application site. The proposal is for a single storey, flat roof extension which is to be constructed of materials matching that of the existing dwelling. Due to the separation distance/relationship between dwellings, along with the nature of the site and design of the proposal, it is not anticipated that the proposal would cause any detrimental impacts in relation to overlooking, overshadowing/loss of light or overbearing impacts.

When considering neighbours at a further distance, the same factors apply along with significant separation distances.

In summary, the revised scheme is considered to have suitably addressed the concerns raised in relation to the amenity of occupiers of the adjoining property and the proposal is concluded to have no adverse impact upon the residential amenity of adjacent occupiers and would accord with Policy LP24 of the KLP and the Key Design Principles of the House Extensions and Alterations SPD.

4) Impact on highway safety

Policies LP21 and LP22 of the Kirklees Local Plan and policies within 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.

The proposal will see some intensification to the domestic use of the existing dwellinghouse. Due to the nature of the site, the proposal would see the loss of some parking provision, however, sufficient parking provision would be retained.

No additional bedrooms are to be added to the 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

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 pre-dates 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.

Ecology / Biodiversity

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.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The nature of the proposal is such that it would not affect the roof and is concluded unlikely to have a significant impact upon the bat population. Notwithstanding this conclusion, it is considered appropriate to include an informative note upon any grant of permission which advises the applicant to proceed with caution and cease works should bats be discovered and how to proceed following discovery.

6) Representations

No representations were received as a result of site publicity. The proposal was advertised by site notice, with the public consultation period ending 17th November 2025.

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

Matching materials condition

9) Conclusion

The application to erect a single storey rear extension at 77, Grasmere Road, Gledholt, Huddersfield, HD1 4LJ 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: 2025/92865

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 external wall materials of the extension hereby approved shall in all respects match those used in the construction of the walls of the existing building at the ground floor level and be retained thereafter.

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.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulations 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: 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: -

Plan Type	Plan Reference	Version	Date Received
Location Plan	SK1	-	14/10/2025
Existing Floor Plans	2465 – SK3	-	14/10/2025
Existing Elevations	2465 – SK4	-	14/10/2025
Proposed Plans and Elevations	2465 – SK1	Rev A	18/03/2026
Proposed Site Plan	2465 – SK7	Rev A	18/03/2026
General	Climate Change Statement		15/10/2025

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 2015 and otherwise actively engaged with the applicant in dealing with the application. Amendments were sought in relation to impact upon the adjoining dwelling and subsequently submitted.

Coal - Low