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:	**2025/62/92883/W**
Site Address:	The Shed, 7, Heys Lane, Slaithwaite, Huddersfield, HD7 5UX
Description:	Erection of first floor extension
Recommending Officer:	Molly Storer

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: 02-Jan-2026

Officer Report

Site Description.

The application site relates to The Shed, 7 Heys Lane, a single storey detached property located in the area of Slaithwaite. The property sits on land higher than Intake Road and is located up a private driveway.

Land to the east of the dwelling consists of a dwelling which was once part of the site however 'The Shed' was granted change of use under planning application 2018/93418 and is now separate from the site. The Shed is currently used as a holiday let and benefits from garden amenity space to the rear - due to the topography of the site this is located on a higher land level than the property and is accessed via steps upwards. The site also benefits from decking to the front which provides views over the valley and a parking area to the east.

The site is within the Green Belt, with open fields in each direction. To the east of the site is the hamlet of Wilberlee.

Description of Proposal.

Planning permission is sought for the erection of a of a first floor extension.

The extension will be located towards the west of the property. Part of the extension will be located above the existing ground floor bedroom and bathroom which is situated at the very end of the dwelling. At first floor level this will then extend at first floor level beyond the existing footprint to create an opening onto the rear garden which is situated at a higher land level. The proposed extension will have a length of 9.8m and a width of 5.45m (the existing footprint measures 7m x 5.45m). The height to the eaves will be 5m with an overall height of 6.8m.

History of Negotiations.

No negotiations have taken place, and no amended plans have been sought or submitted.

However, the agent was contacted to provide existing and proposed volume calculations as the site is within the Green Belt.

Relevant Planning History.

- 2018/93418 - Change of use of domestic outbuilding to a holiday let – Conditional Full Permission.

Publicity/Representations.

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via site notice which expired on 14th November 2025 – no representations were received.

Consultation Responses.

No consultations were deemed necessary.

POLICY

The site is allocated as Green Belt on the adopted Kirklees Local Plan.

The site also falls in an area at low risk of ground conditions from former mining activity as identified by the Coal Authority.

The following policies are therefore considered to be applicable in the consideration of this application: -

Kirklees Local Plan (LP):

- **LP 1**– Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highway Safety
- **LP 22** - Parking
- **LP 24** – Design
- **LP30** – Biodiversity
- **LP51** – Air Quality
- **LP 57** - The extension, alteration or replacement of existing buildings

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, together with Circulars, Parliamentary Statements and associated technical guidance

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2 –** Achieving sustainable development
- **Chapter 12** – Achieving well-designed and beautiful places
- **Chapter 13** – Protecting the Green Belt
- **Chapter 14** – Meeting the challenge of climate change, flooding & coastal change.

Supplementary Planning Documents

- **House Extensions and Alterations Supplementary Planning Guidance (SPD) 2021**

Legislation

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).

Assessment.

The following matters will be considered as part of the assessment of the proposal. These considerations will be looked at in detail individually:

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) 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 chapter 2 of the National Planning Policy Framework.

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”.

The site is within the Green Belt. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as

inappropriate unless they fall within one of the exceptions set out in paragraph 153 and 154.

Within paragraph 154 the exception listed at part c) is for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy LP57 of the Kirklees Local Plan sets out that the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance including the design and materials as well as having regard to previous extensions and the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas.

In terms of this particular application, the existing and proposed volumes have been calculated to assess whether the cumulative impact of the extension would be disproportionate to the original dwelling. It should be noted that the dwelling to the east
of the site and associated outbuildings are not included within this calculation. This is because as per the current red line boundary 'The Shed' is a planning unit in its own right. The dwelling 'Sunnydale' falls under a separate C3 use as of the 2018/93418 permission. Before the 2018/93418 The Shed served as an outbuilding for Sunnydale, this structure can be seen on historical maps form 1955. The structure does not appear to have had any extensions/additions since this date.

The total existing volume of the dwelling is 662m3 whereas the total proposed volume for the current proposal and other extensions equates to 90m3 – this represents a 13.5% increase. Due to this relatively limited volume increase and due to the extension largely being on the same footprint as existing, it is considered the cumulative impact of the proposed development would not result in disproportionate additions to the original dwelling and would not have a negative impact on the openness of the Green Belt meaning it would comply with policy LP57 of the local plan and would be acceptable when assessed against this Policy and Chapter 13 of the NPPF.

In this case, the principle of extending the existing dwelling is considered to be acceptable and shall be assessed against the applicable material planning considerations within the following report.

1) **Impact on Visual Amenity**

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *"The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

Paragraph 135 of the NPPF is of relevance, in particular the following parts:-
- 'b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'
- 'c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'

Kirklees Local Plan Policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

Policy LP24 states that proposals should promote good design by ensuring:

- 'a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape…'

and

- 'c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...'

Within the SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These polies state the following:

- Principle 1 – 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."

- Principle 2 – 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 detail."

5.21 of the Supplementary Planning Document refers to the general rules in relation to two storey and first floor side extensions, and its states:

"Spaces between houses, including driveways, are important in providing a sense of space, local character and attractive appearance of an area and should be retained. Two-storey and first floor side extensions can cause a negative impact on the street when used to close the gap between semi-detached or detached houses."

Two-storey and first floor side extensions should:

- *ideally be visually smaller in relation to the original house;*

- *be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house;*
- *have a roof design that follows the form of the existing roof;*
- *and retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens.*

These principles and the relevant design guidance of the House Extensions and Alterations SPD are taken into account within the following report.

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".

Although the extension will not be set back by 500mm from the front elevation of the original house and will extend above the original roof ridge and to the rear, it will be set in line with the front elevation of the original house and will create a forward facing gable whereby the eaves align with the roof ridge of the existing property. The rear projecting element will allow the rear garden to be directly accessed from the property itself, complimenting the topography of the site. It is considered that the development will appear to harmonise with the existing dwelling due its use of matching materials of timber cladding and powder coated Aluminium with standing seam, as well as having vertical windows which match the existing property.

It should also be noted that the extension will not be significantly visible from the street scene with a separation distance of ~10m.

In turn, the siting and design works to mitigate undue bulking or massing from the overall appearance of the extension and aim to harmonise with the original design of the property.

The proposed extension will not stand out from public vantage points along Heys Lane, due to the significantly set back position of the proposal and the property being screened by vegetation and being constructed from matching materials it is considered that the extension will harmonise with the original dwelling.

Therefore, the extension is concluded to be in accordance with the requirements of policies LP1, LP2 & LP24 of the Kirklees Local Plan, principles 1, 2 and 7 of the Supplementary Planning Document on House Extensions (SPD) and policies within Chapter 12 of the National Planning Policy Framework.

2) Impact on Residential Amenity

Policy LP24 of the Kirklees Local Plan and advice within 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, 5 and 6 of the Council's adopted House Extensions & Alterations SPD require that development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The Shed has one prominent neighbour; Sunnydale to the east. Other surrounding properties are located to the east however will have a separation distance of at least 40m and in any case will be screened by the applicant property and Sunnydale. Open fields surround the property to the north and west and there are no properties to the south within close proximity.

Impact on Sunnydale

This neighbour is located to the east.

With regards to the proposed extension there is additional glazing in the east elevation which introduces new first floor windows facing in the direction of this neighbouring property however due to the applicant property being located on a significantly lower ground level, having a significant separation distance of ~20m and glazing already existing in this elevation, it is considered that this will mitigate the impact and the additional glazing will not cause any significant further impact.

The proposal is therefore concluded to accord with policies LP1, LP2 & LP24 of the Kirklees Local Plan, the Council's adopted House Extensions & Alterations Supplementary Planning Document as well as chapter 12 of the National Planning Policy Framework.

3) Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan 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 proposed development will increase the domestic function of the property with an additional bedroom proposed however it will not reduce existing parking arrangements on site and sufficient parking will be retained by the remaining driveway on the site and the associated garage. Due to this and access to and from the adjoining highway not being impacted, the proposal is considered to be acceptable from a highway safety perspective.

It is also considered that waste storage and collection arrangement would likely remain as is as a result of the proposal, in compliance with Principle 16 of the House Extensions and Alterations SPD.

In turn, erecting the proposed first floor extension at The Shed would appropriately accord with Chapter 9 of the NPPF, Policies LP21 and LP22 of the Kirklees Local Plan and Key Design Principles 15 and 16 of the House Extensions and Alterations SPD.

4) Other Matters

Climate Change:

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

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.

Due to the size, scale and limited nature of development, it was not considered necessary to request specific measures to address the developments' resilience to climate change, over and above that in the submitted Climate Change Statement.

5) Representations

No representations were received.

6) 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: Approve

Decision Authorisation – Delegated Powers
Application Number: 2025/92883
Officer Recommendation: Approve

Conditions and Reasons:

1. The development shall be begun not later than the expiration of three years beginning with the date on which permission is granted
Reason: Pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Order 2004.

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: In the interests of visual amenity and so as to preserve the openness of the Green Belt, in accordance with Policies LP01, LP02, LP24 & LP57 of the Kirklees Local Plan, principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations and to accord with policies within chapters 2, 12, 13 and 14 of the National Planning Policy Framework.

3. 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 and thereafter retained.
Reason: In the interests of visual amenity and so as to preserve the openness of the Green Belt, in accordance with Policies LP01, LP02, LP24 & LP57 of the Kirklees Local Plan, principles 1 and 2 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations and to accord with policies within chapter 12 of the National Planning Policy Framework.

Plans and Specifications Schedule:-

Plan Type	Reference	Version	Date Received
Location plan	PP-14409586v1	-	20/10/2025
Existing Site Plan	05	-	20/10/2025
Existing floor plans	01	-	20/10/2025
Existing elevations	03	-	20/10/2025
Proposed Site Plan	06	-	20/10/2025
Proposed floor plans	02	-	20/10/2025
Proposed elevations	04	-	20/10/2025
Climate change statement	-	-	20/10/2025
Application form	-	-	20/10/2025

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 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.

No negotiations took place, and no amended plans were sought or submitted.

Report Dated: 11th December 2025