

**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:	2025/62/92941/E
Site Address:	High Grove Beds, Headlands Road, Liversedge, WF15 6QA
Description:	Erection of extension to existing trade showroom and new entrance
Recommending Officer:	Edward Cheseldine

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval 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: 24-Mar-26

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Officer Report

2025/92941 - High Grove Beds, Headlands Road, Liversedge, WF15 6QA

Site Description

High Grove Beds is a large commercial building set within a gated industrial site. The building is located approximately 180 metres from Headland Road, the nearest public road. It is a two-storey building with high roof plates formed with bricks exterior, including a glazed entranceway that separates two sections of the building.

The site is located in a Priority Employment Area (PEA59) and within a bat alert area.

Proposal Description

The applicant is seeking permission for the erection of extensions to existing trade showroom and new entrance and other external alterations.

A two-storey extension will be formed from the brick building, projecting 3.30 metres north over what is now a disabled parking area and bedding area. It will meet the height of the roof which is 8.80 metres.

Materials of the external façade are proposed to be glazing and cladding.

A reconfigured access to the south entrance of the building will be provided by installing a ramp and two-way staircase.

Amendments/Negotiations

Officers requested the details of the external materials including the colour and materials over the course of the decision-making process, however these were not received.

Public Representations

The application was advertised by way of a site notice, which expired on 13-Feb-2026. As a result of the publicity no representations were received.

Relevant Planning History

None relevant.

Consultation Response

KC Ecology – Comments received 15 January 2026. Reviewed the preliminary bat roost survey. Recommended an informative in the case bats or evidence of bats is uncovered during works.

Recommended a condition for a construction environmental management plan for watercourses.

Policy & 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).

The site is within a Priority Employment Area in 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
- LP 8 – Safeguarding employment land and premises
- LP 21 – Highway safety
- LP 22 – Parking
- LP 24 – Design
- LP 30 – Biodiversity & Geodiversity
- LP 52 – Protection and improvement of environmental quality

National Policies and Guidance:

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.

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 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 6 – Building a strong, competitive economy
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Other materials considerations:

- Kirklees Highways Design Guide Supplementary Planning Document (2019)
- Waste Management Design Guide for New Developments (Version 5, October 2020).
- Gov Uk Biodiversity Net Gain Technical Guidance (2023).

Assessment

- 1) Principle of Development
- 2) Impact on Visual Amenity
- 3) Impact of Residential Amenity
- 4) Impact on Highway Safety
- 5) Environmental Matters
- 6) Representations

7) Conclusion

Principle of Development:

Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal. 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 assessed.

“All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below...”

In this instance, the location of the site is within a Priority Employment Area – PEA59. Priority Employment Areas are allocated in the Local Plan due to the importance of maintaining employment generating uses and supply of land.

In this case the proposal will alter the appearance but not the function of the site. the site will retain its existing use which is of a commercial nature. It is considered the drive of policy LP8 is accorded with in protecting employment generating uses.

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 minor development, Policy LP24 of the KLP is relevant 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, highway safety and environmental matters.

Impact on Visual Amenity

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places and beautiful places) whereby paragraph 131 provides a principal consideration concerning design which states:

“The creation of high quality, beautiful and sustainable 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.”

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...”

The site is part of a wider industrial estate comprising of several large units, car parking facilities and access roads. The site is gated with access from Headlands Road. The area of development is visible from long distance aspects in public space to the east.

A two-storey extension will be set over an existing parking bay. It will be set level with the roof height of the existing building to create an infill extension with external cladding. The extension is a modest projection, appearing as a natural addition due to the matching height. Whilst there will be a change of material due to the cladding, it is considered this will break up the front appearance of the building.

The proposed development introduces cladding within a section of the building. However, further details have not been provided. The extent of external alterations is currently unclear and there are several material changes on the proposed plans indicated which appear to be formed of other materials, therefore it is recommended that the colour and external materials are submitted and secured by condition. This is worded to avoid being pre-commencement.

It is not considered the appearance of the extension or changes to the façade will conflict with the overarching character of the site and wider industrial area, therefore the design of the proposed accords with LP24 of the Kirklees Local Plan, subject to the recommended condition.

In terms of access LP24f states the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places.

Plans will introduce a further stepped access and reconfiguration of an access ramp. The main entrance will be levelled which is a suitable alteration to provide access.

Impact on Residential Amenity

LP24 b), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

It is not considered the extensions & alterations will result in a material change to residents of nearby dwellings. The nearest dwelling is 205 metres to the east. The changes will not result in changes in terms of noise or other disruptions from the existing use. Given the distance and proposed changes of the building the development accords with LP24b of the Kirklees Local Plan.

Impact on Highway Safety

Policy LP21 states all proposal should ensure the safe and efficient flow of traffic within the development and on the surrounding highway Network.

Policy LP22 and the Kirklees Highways Design Guide Supplementary Planning Document are relevant insofar as they relate to parking provisions.

Development will result in the loss of three parking spaces, with a further four spaces introduced for ev charging points. This will result in a net increase of one space. Parking is provided within the car park which has multiple spaces. It is not considered the changes will result in an increase in traffic vehicles that would require further spaces, therefore according with the outlined policies.

Environmental Matters

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The development is considered to benefit from the di minimis exemption as set out by The Biodiversity Net Gain Requirements (Exemptions) Regulations 2024.

Paragraphs 187, 193, 194 and 195 of Chapter 15 of the National Planning Policy Framework are 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.

The applicant has submitted a preliminary bat roost assessment by Dave Anderson, which was reviewed by KC Ecology. They accepted the findings, recommending an informative is applied to the decision notice in the case bats or evidence of bats is uncovered during works, which should be set. Additionally, an informative for bat and bords should be applied.

KC Ecology recommended a CEMP for watercourses. Watercourses are located approximately 180 metres to the north-west and approximately 140 metres north-east of the development area. The site is relatively buffered from these water sources by other sites. The extent of the alterations is modest. Given there are other sites acting as a buffer from development from the watercourse, it is not considered reasonable to apply a condition for construction management as there are buffers in the way of other development.

Carbon Budget

The proposal is a small-scale development. 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.

Conclusion

This application for extensions and alterations has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given its acceptability in terms of the principle of development and impact to visual amenity, residential amenity, highway safety and environmental matters, the proposal is acceptable.

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.

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

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 to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.
3. Notwithstanding the submitted plans, prior to development of the superstructure of the extension hereby approved, details of the external materials including colour and materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed using the approved materials and retained as such.
Reason: In the interests of visual amenity and to comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

NOTE: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership.

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.

NOTE: All works should be timed to occur outside nesting bird season (typically March to August, inclusive). If this is not possible all potential bird nesting opportunities must be checked by a suitably experienced ecologist within 24 hours prior to works. If any active nests are found, the ecologist

should advise on suitable species-specific works exclusion zones. The exclusion zones should be regularly monitored by the ecologist and remain in place until the young have fledged the nest, or the nests are otherwise deserted.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan	-	-	23 December 2025
Existing grouped plans	HGB-PL-001	revA	23 December 2025
Proposed grouped plans	HGB-PL-002	revA	23 December 2025
Planning statement	-	-	23 December 2025
Design and access statement	-	-	23 December 2025
Bat roost assessment	-	-	23 December 2025
Climate change statement	-	-	23 December 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. Further details of the external materials were requested, however not received.

