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:	**2025/62/92958/W**
Site Address:	1, Westward Croft, Birchencliffe, Huddersfield, HD3 3BY
Description:	Demolition of existing garage and erection of replacement garage/outbuilding
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.

Emma Thompson

AUTHORISED OFFICER

Date: 05-Jan-2026

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92958
Location	1, Westward Croft, Birchencliffe, Huddersfield, HD3 3BY
Proposal	Demolition of existing garage and erection of replacement garage/outbuilding
Publicity end date	21st November 2025
Number of representations received	No representations received
Kirklees Local Plan Allocation/Designation	The site is unallocated and located within an area with a known presence of bats
Extension to Time (EoT)	Yes **EoT Date: 6th January 2026**
Recommendation	Conditional Full Permission

	NO	**YES**
Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)	✓	
Contrary to previous decision	✓	
Called in by Ward Member	✓	
Significant number of representations received	✓	

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed places
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP30** – Biodiversity and geodiversity
- **LP33** - Trees
- **LP 51** – Protection and improvement of air quality

Supplementary Planning Document 'House Extensions and Alterations' (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	**SUMMARY**

Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	No	
Consultations required	No	

Assessment

Permission is sought for the demolition of existing garage and erection of replacement garage at 1 Westward Court. The proposal seeks permission to demolish the existing garage and replace it with a larger garage/outbuilding. The existing garage measures:

- 5.6m length
- 4.8m width
- 2.6m overall height with a flat roof

The new garage/outbuilding will measure:

- 7.4m length
- 6.7m width
- 2.7m height to the eaves and 4.4m overall height with a pitched roof

This will create space for a garage area, utility, W/C and playroom.

The garage/outbuilding will be finished in render and concrete tiles to match the existing dwelling.

The Kirklees SPD sets out that outbuildings should comply with certain parameters set out at paragraph 5.6 on page 3 (and listed below) and if they do not, they need to be justified:

Outbuildings should:	**Yes - COMPLY**	**No - JUSTIFY**
be subservient in footprint and scale to the original building and its garden taking into account other	Yes- Although the footprint would increase from the existing it is still considered subservient to the original property.	

extensions and existing outbuildings	There are no other outbuildings at the site exempt for a small shed to the rear of the existing garage which would be removed as part of the works.	
be set back behind the building line of the original building so that they do not impact on the street scene;	Yes- the outbuilding would be located to the side of the property behind the front elevation. It is located down a private access track and would therefore have limited impact on the street scene.	
preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost	Yes- the new development will leave more than 50% of the private amenity space to the rear and front of the property. It is considered that there would still be adequate amenity space to the potential number of occupants of the house.	

Design and Visual Amenity

Summary of local street scene/character:

The application site relates to 1 Westward Court, a single storey detached dwelling in the area of Birchencliffe. The property benefits from a garden amenity space to the front and rear it also has an existing flat roof garage to the southwest (side)of the house. The dwelling is constructed from stone and finished in render with concrete roof tiles. The property is accessed off Halifax Road via a private road and has a drive way in front of the garage.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**

Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The garage/outbuilding will be located adjacent to two other garages which separate the proposed garage/outbuilding and Halifax Road. Despite the garage increasing in footprint these two garages will still be set forward of the proposed garage/outbuilding and therefore will not be overly visible from Halifax Road.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Subservient due to being single storey garage and constructed from matching materials to the existing property and having a matching pitched roof to the host.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Due to the large plot and dwelling, the extended garage which will measure 7.4m x 6.7m will not create a significantly negative cumulative impact. The height will be 2.7m to the eaves with an overall height of 4.4m which is considered to be subservient to the original dwelling and proportionate to the host property.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Finished in render and concrete tiles to match original property.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Simple dual pitched roof design with solar panels in the east (side) elevation.	✓

Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	There will be a garage door, single door and window to the front elevation and a large full length window in the northeast side elevation. These are considered acceptable.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic garage- no alterations to general access arrangements	✓

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity:

The main properties affected are:

26 Prince Royd – property located to the west – whilst there will be a window facing in the elevation facing this property this will be to a non-habitable room (utility). Furthermore, there will be a ~10m separation distance maintained and therefore it is considered that there will be no significant impact on this property.

22 Prince Royd – property located to the east – impact to this property will be assessed below.

There are no properties within close proximity to the side boundaries (the applicant property is located to the northeast elevation and other garages with blank side elevation to the southwest elevation) which would be materially affected by the proposal.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on privacy of neighbours (to sides, rear and front)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	There would be no significant impact on privacy to neighbours to the rear as there are no proposed openings in this elevation.	✓

Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	Due to the garage increasing in height it could be considered prominent. In regard to the neighbouring property to the rear the dwelling at No.22, this property has a rear conservatory however, the property is set on a higher land level and therefore it is considered that here will not be a significant level of overshadowing/overbearing to warrant refusal.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Acceptable level of remaining garden space	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The scheme will reduce the garage space within the outbuilding as it will also accommodate a playroom, W/C and utility. However there will remain one space within the garage and the existing	✓

		parking space to the front of the garage. This is considered acceptable.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plan however sufficient space within site boundary.	N/A

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	N/A	N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	Within Bat Alert layer on mapping system. Advisory note to be added to decision notice should bats be found during construction	✓
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.	✓

Drainage and Flood Risk	• KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP	The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area and the garage would be sited on an existing slab.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	**Officer response**	**Addressed ✓ / X / N/A**
None		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 that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: CONDITIONAL FULL PERMISSION

Decision Authorisation - Delegated Powers
Application Number: 2025/92958
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 to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

NOTE: The Council's GIS system indicates that 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 to 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.

Plans and specifications schedule:-

Plan	**Reference**	**Version**	**Date**
Location plan	-	-	27/10/2025
Site plan	-	-	27/10/2025
Existing and Proposed Plans and Elevations	-	-	27/10/2025
Application form	-	-	27/10/2025
Climate change statement	-	-	27/10/2025

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 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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 24th November 2025