

**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:	2025/62/92989/W
Site Address:	37, Greenhead Lane, Dalton, Huddersfield, HD5 8EE
Description:	Erection of two storey front extension and single storey side extension
Recommending Officer:	Jennifer Booth

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: 16-Dec-2025

OFFICER REPORT

Site Description

37 Greenhead Lane is a detached, brick built dwelling with a drive and gardens to the front and an enclosed garden to the rear.

The surrounding area is residential with a mix of house type although the surrounding properties are similar in terms of age.

The section of the street the property sits within is characterised by varied dwellings types and design. To the north are terraced properties and detached dwellings are to the east and west of the site. The site forms one of two detached dwellings which appear to have been constructed at the same time.

The detached dwellings have been designed with flat roof single storey elements, the property to the west has developed above this with a first floor extension which creates a large two storey addition to the front of the property to the west.

The pair of detached dwellings are the only house type to this part of the street and have an individual design each given the alteration and addition at no.39.

Description of Proposal

The applicant is seeking permission to erect a two storey front extension and single storey side extension.

The front extension is proposed to project 3.6m and would extend across the full width of the dwelling with a road facing double gable with flat roofed element between and feature glazing.

The side extension would align with the original front of the dwelling, projecting 7m from the side wall and with a depth of 6.7m. The roof form would be pitched.

The walls would be constructed using block work and render with tiles for the roof covering.

Relevant Planning History

The most relevant planning history is application 96/91952 which relates to no.39 Greenhead Lane (the property to the west) which permitted a first floor extension on 13th August 1996, which has been constructed.

Representations

The application was advertised by site notice, which expired on 01/12/2025

As a result of the above publicity, no representations have been received.

Consultation Responses

None

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 UNALLOCATED on the Kirklees Local Plan Proposals Map. The site does fall within an area with a known presence of bats.

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 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 places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

Principle of development:

The site is without notation on 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 a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions & 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 material planning considerations, including visual and residential amenity, as well as highway safety.

Impact on visual amenity:

Key Design Principle 1 of the House Extensions & Alterations SPD does state 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 House Extensions & Alterations SPD goes onto 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.

The proposal under consideration consists of two distinct elements which shall be addressed below.

Two storey front extension

Paragraph 5.13 of the House Extensions & Alterations SPD states that front extensions are highly prominent in the street scene. As per paragraph 5.14 of the House Extensions & Alterations SPD, careful consideration needs to be given to ensure that they are carefully designed to limit the potential for them

to erode the character, they should be small and subservient to the main house and constructed using appropriate materials.

Whilst the proposed front extension would not be small in scale, given its full-width and two-storey design, it can be justified in this instance due to the absence of a consistent building line and the varied mix of property styles and sizes within the area.

The projection would align with the existing single-storey projecting element, and it is noted that the adjacent dwelling features its own two-storey projection across part of its width. The proposal would align with the extent of the front addition to no.39.

The proposed materials include blockwork and render for the walls, with tiles for the roof covering. The host property currently comprises a mix of brick with render detailing, and the wider area displays a varied palette of brick, render, and stone. As such, the proposal would not appear out of character as a result of these materials of construction and it is considered it would be in keeping with the overall streetscape. The double-gable design reflects a similar approach to the front extension at the adjacent dwelling, and while the proposal would incorporate a flat-roofed bridge between the gables, it is considered acceptable in this case given the presence of flat roofs to the existing dwelling and elsewhere in the locality. Although the scale and design are not subservient, taking into account the lack of a linear building line and the presence of larger properties in the wider area, the front extension is considered to be justifiable in this case.

Whilst such a development proposal may not be considered a suitable or acceptable development in differing circumstances, weight is afforded the individual site circumstances and the context in which the development would be viewed.

Whilst the proposal would not accord with the Council's adopted SPD in terms of extensions to front, in this case refusal on the basis of non-compliance with these recommendations is not considered to be substantiated. The applicable factors in this case relating to development of no.39, individual site characteristics and varied street scene lead to the conclusion that on balance sufficient justification is present such that the development can be concluded acceptable.

Single storey garage extension to side

Paragraphs 5.15 & 5.16 of the House Extensions & Alterations SPD are of relevance with regards to the side extension as they require the development proposed to be located and designed to minimise the impact on the character of the area, reflect the original building in terms of materials and detailing and ensure adequate space is retained to provide a sense of space.

The proposed side extension would align with the original front elevation of the dwelling, projecting approximately 7 metres from the side wall and having

a depth of around 6.7 metres. The roof form would be pitched, which is consistent with the existing property. While the width of the extension is considerable, it is noted that the space to the side of the dwelling is substantial, allowing the extension to sit comfortably within the plot without appearing cramped. The proposed materials—blockwork and render for the walls with roof tiles—would match those of the existing dwelling, ensuring visual continuity and integration with the host property.

The proposal would, in addition, see a number of external alterations including to windows and the fenestration of the building. The overall impact of the development in totality will be that the dwelling will be viewed as a stand alone housetype within the street. This impact is not considered to be detrimental visually given the varied street scene, and fact no.39 has been substantially altered such that it does not read as a uniform pair of dwellings. The locality and the design of the dwellings is not considered to be that for which the preservation of the design is considered to be necessary to seek in this case taking account of the reasonably recent construction of the existing dwelling.

Having taken the above into account, it is concluded that the proposals 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, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

Impact on 2 & 2a Harwood Close

The neighbouring properties to the north east side occupy positions between 8m and 10m from the host property. These properties occupy a lower land level and the proposed garage extension would be close to the shared boundary. However, this is a single storey structure and would not have a significant impact in terms of overshadowing or overbearing. There are no windows proposed which could overlook the neighbouring properties.

With regards to the impact on the adjacent 2 & 2a Harwood Close, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on

neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 39 Greenhead Lane

It is appreciated that the extension to the front of the dwelling would result in additional massing towards the adjacent property to the south west. However, there is a separation of 5.5m between the dwellings. As such, there would be no significant potential for overshadowing or overbearing. There are no windows proposed which could overlook the adjacent property.

With regards to the impact on the adjacent 39 Greenhead Lane, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 76a & 78 Greenhead Lane

The neighbouring properties on the opposite side of the road are situated some 28m and 32m from the host property. Given the separation, the proposed front and side extensions would result in no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 76a & 78 Greenhead Lane, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

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 Principles 15 and 16 of the adopted House Extensions & Alterations SPD seek to ensure that acceptable levels of off street parking / waste storage areas are retained and are also considered to be relevant.

The proposals will result in some intensification of the domestic use. However, the parking area to the front of the property would not be affected by the

proposed extension and the scheme includes the provision of a double garage which is considered to represent a sufficient provision.

Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme 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 & Alterations SPD.

Other matters:

Biodiversity

After a visual assessment of the building by the officer, it appears that the building is in good order, well-sealed and unlikely to have any significant bat roost potential. Even so, a cautionary note should be added that if bats are found during the development, then work must cease immediately, and the advice of a licensed bat worker sought.

Carbon Budget

The proposal is a small scale 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.

There are no other matters for consideration.

Representations:

None

Negotiations:

None

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 to ensure the development is carried out in line with the officer's assessment.

The render should be finished with an off white colour to ensure a satisfactory finish.

Conclusion:

This application to erect a two storey front extension and a single storey extension to the side to provide a garage has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposals are considered to be 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

Decision Authorisation - Delegated Powers

Application Number: 2025/92989

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 Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of the National Planning Policy Framework.

3. The dwelling and extensions hereby approved shall be finished with an off white render which shall be completed prior to the development being brought into use.

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 & 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	Reference	Web ID	Date Received
Existing plans	01	1111581	27/10/2025
Proposed plans	02	1111582	27/10/2025
Design & Access statement	-	1111584	27/10/2025
Climate change statement	-	1111585	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 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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated

12/12/2025