

**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:	<b>2025/62/92996/E</b>
Site Address:	Fox Hollow, 26, Linefield Road, Batley, WF17 0ES
Description:	Erection of single storey side extension with attached garage extension, raising of roof height and associated alterations (within a Conservation Area)
Recommending Officer:	Faiza Bano

**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.**

Kerri Simpson

***AUTHORISED OFFICER***

**Date: 12-Mar-2026**

## **OFFICER REPORT**

### **Site Description**

The site in which the application relates to is Fox Hollow, 26, Linefield Road, Batley, WF17 0ES; a detached bungalow located within a Conservation Area. The dwelling is constructed from artificial stone and roofed with slate tiles. The dwelling is set back from the street scene, and the area is low density with few residential properties within the vicinity.

The dwelling benefits from large amenity areas surrounding the property as well as a large driveway and in-curtilage parking.

### **Description of Proposal**

The application seeks planning permission for the erection of single storey side extension, with attached garage extension, raising of the roof height and associated alterations to fenestration. The proposal is comparable to the permitted scheme ref 2024/93283 in terms of extensions, however, omits the formation of a lower ground level and increase the ridge height by circa 1.8m.

### **History of Negotiations/Amendments**

Amended plans were sought to show the correct redline boundary.

### **Relevant Planning History**

2024/90575: Erection of an infill front extension, attached garage extension and external alterations (within a Conservation Area) - Conditional Full Permission

2024/93283: Erection of infill front extension and two storey side extension with attached garage extension and external alterations (within a Conservation Area) – Conditional Full Permission

### **Representations**

The application was advertised by neighbour notification letters, and a site notice which expired on the 13th of February 2026.

The application was initially advertised as “Erection of single storey side extension with attached garage extension, raising of roof height and associated alterations (within a Conservation Area)”. Whilst a later site notice referred only to the ridge alteration, the submitted plans continued to show the extensions, and the development has been assessed on that basis. It is therefore considered that the proposal has been adequately publicised, and no further consultation is required.

No representations were received as a result of site publicity.

## **Consultation Responses**

None.

## **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 27<sup>th</sup> February 2019).

The site is located within a Conservation Area on the Kirklees Local Plan.

On 12<sup>th</sup> 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
- **LP35** - Heritage

Kirklees Council adopted supplementary planning guidance on house extensions on 29<sup>th</sup> 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 6<sup>th</sup> 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, flooding and costal change
- Chapter 16 – Conserving and enhancing the historic environment

## **Assessment**

The following matters are considered in the assessment below –

- 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) Negotiations
- 8) Conclusion

### 1 – 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 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities shall pay special attention to the desirability of preserving or enhancing the appearance of buildings or land within a Conservation Area. Any impact on heritage assets will be given consideration having regard to Policy LP35 of the Kirklees Local Plan, and Chapter 16 of the National Policy Planning Framework.

These issues along with other policy considerations will be addressed below.

### 2. Impact on Visual Amenity and Historic Environment:

Key Design Principle 1 of the House Extensions & Alterations supplementary planning document (SPD) states 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 HEASPD goes on to 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.

Paragraph 5.25 of the HEASPD is considered relevant for the submitted proposal: *“The design of dormer windows and roof extensions should reflect the character of the area, the surrounding buildings and the age, appearance and materials of the existing house. Ideally, dormers should be located to the rear of a house and should be as small as possible with a substantial area of the original roof retained.”*

Key Design Principle 1 of the House Extension & Alteration supplementary planning document (SPD) states 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 HESPD goes on to 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.

It is acknowledged that the site is within a conservation area. However, it is believed that the proposed development will not harm the historic environment. The existing late 20th-century bungalows on Linefield Road contribute little to the character of the Conservation Area, which is characterised by a mix of Victorian villas, late Victorian industrial buildings, and cottages.

The proposed extensions and alterations would be visible from the street scene as they pertain to the principal elevation of the dwelling. The proposed single storey extensions would be of an appropriate scale and size, similar to those permitted under the previous application, as such remain acceptable. The ridge height of the dwelling would increase by circa 1.8m to form a hipped roof over the proposed single storey side extension and front infill alteration. The resultant dwelling would retain the existing eaves height and alignment throughout. While the increase in height would be readily apparent within the street scene, it would not be too dissimilar to the roof forms established at neighbouring properties. The materials to be used would match those of the former roof and the existing dwelling. New rooflights are proposed at a low level within the roofscape, which would appear, these will be appropriately sized and located as not to dominate the roofscape.

Having taken the above into account, it is not considered that the proposal would cause any significant harm to the visual amenity of either the host dwelling, the wider street scene and the character of the Conservation Area, complying with Policy LP24 and LP35 of the Kirklees Local Plan.

### 3. 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 and Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

*Impact on 22 and No.24 Linefield Road:*

There is approximately a minimum of 10.2m between the side elevation of the application site and the rear elevations of number 22 and 24. An established hedge serves as a boundary treatment between the application dwelling and these neighbours, effectively screening the view of the ground floor garage infill extension element of the proposal, from the ground floors of these neighbours. However, the proposal will be visible from the first-floor rear windows of these neighbours. The proposed garage infill would be a single storey, maintain circa 2m from the shared boundary and would not include any habitable room windows. As such, it is not considered that this element would result in a loss of daylight/sunlight, overbearingness or loss of privacy to the neighbouring property.

The proposed increase in roof height, would be readily visible from the upper floor windows of the neighbouring properties, however, would maintain a minimum separation distance of circa 10m from the neighbours windows, and would re-provide a hipped roof form which would allow sufficient access to daylight/sunlight for the neighbouring dwellings. There would be two rooflights in the roof plane facing these neighbours, however they would be located close to the eaves, serving non-habitable rooms, as such it is not considered there would be any undue overlooking.

*Amenity of existing and future occupiers of the dwelling*

The proposals would not cover the entire amenity space of the application property. It is considered that the proposals would not take up a significant amount of useable amenity space and sufficient amenity space would be retained if the proposal was to receive permission. Therefore, the proposal would be acceptable in terms of the residential amenity of future occupiers of the dwelling.

In summary, due to the location of the existing dwelling and the scale of the proposed extension, there would be no significant harm to the residential amenity of neighbouring residents as a result of the proposal, in accordance with Policy LP24 of the KLP and the House Extensions and Alterations SPD.

4. Impact on highway safety:

The proposals would result in some intensification of the domestic use of the property. It would also result in the creation of an additional bedroom, turning the dwelling into a five bedroom property. The Kirklees Highways Design Guide indicates that while Kirklees Council has not established specific local parking standards, it suggests that four-bedroom dwellings or larger should ideally provide three off-street parking spaces. However, factors such as the development's accessibility, public transport availability, and local car ownership levels should also be considered.

The addition of a single-storey side extension will result in the loss of two driveway spaces. However, as this extension is an addition to the garage, the parking spaces will be relocated within the garage. Additionally, there is sufficient in-curtilage parking available to mitigate any parking concerns. 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*

The proposal is a 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.

##### *Ecology*

The application site is located within a Bat alert layer on the Council's GIS mapping system. Due to the scale of the application, a note will be added to the application notifying the applicant, should permission be granted.

As such the application is considered to comply with guidance within Policy LP 30 of the KLP and Chapter 15 of the NPPF.

#### 6. Representations:

No representations received.

#### 7. Negotiations:

Amended plans were sought to show the correct redline boundary.

#### 8. Conclusion:

This application for raising the roof height at Fox Hollow, 26, Linefield Road, Batley, WF17 0ES 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 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:** 2025/92996

**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 and Alterations SPD and the aims of the National Planning Policy Framework.

2. The external facing and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.

**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, bats / newts may be present on site. Bats / newts 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 sitespecific 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: -

<b>Plan Type</b>	<b>Reference</b>	<b>Date Received</b>
Location Plan	22254-D01-B	04/03/2026
Internal Remodel with External Alterations and Extension	22254-D03-A	27/10/2025
Conservation/Heritage Assessment	22254 Heritage Impact	27/10/2025
General	Climate Change form	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. Amended plans were sought to show the correct redline boundary.

**Report Date: 04/03/2026**

