

**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:	2025/62/93020/E
Site Address:	23A, Barnsley Road, Flockton, Huddersfield, WF4 4DP
Description:	Erection of detached garage with room above
Recommending Officer:	Edward Cheseldine

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: 20-Jan-2026

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/93020
Location	23A, Barnsley Road, Flockton, Huddersfield, WF4 4DP
Proposal	Erection of detached garage with room above
Publicity end date	19 December 2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	20-01-26
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	✓	

If 'No' to all above, proceed with a fast track report

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)
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

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	None required	
Parish/Town Council comments sought	Kirkburton parish council	No comment
Planning History		2012/91965 – Erection of first-floor –Permission granted

		2021/91547 - Erection of extensions and alterations and detached garden room – Permission granted 2022/91404 - Demolition of existing outbuilding and erection of replacement outbuilding - Permission granted 2022/92423 – NMA Demolition of existing outbuilding and erection of replacement outbuilding – Approved
Consultations required	None required	

Assessment

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

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;	The outbuilding will be 9.30m(w) x 6.60m(l) with an eaves height of 3.40m and ridgeline height of 6.30m. It will sit 17.00m from the main dwelling house to the north. The outbuilding is proportionate to the main dwellinghouse, whilst being two-storey, it will have the appearance of a single-storey building due to its features and eaves height.	

Be set back behind the building line of the original building so that they do not impact on the street scene		The outbuilding will appear in the front of the south facing elevation of the main dwellinghouse. 23A set back from Barnsley Road behind the row of dwellings that line the road and soft landscaping features present from the roadside. The streetscene will not be impacted by the proposal.
Preserve a reasonable private amenity space appropriate to the potential number of occupants of the house,	Residential garden space to the side and rear of the dwellinghouse is substantial and will remain usable to occupiers.	
Follow a general principle that no more than 50% of garden space should be lost.	Over 50% of the garden space will remain usable.	

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character: 23A Barnsley Road is a two storey detached dwelling formed of coursed stone walling and a hipped roof. The curtilage includes brick courtyard to the front and two outbuildings, bounded by tall hedging. It is accessed via a driveway leading from Barnsley Road. Land to the rear is Green Belt land. The site is located in a bat alert layer.

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
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Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	There will be limited views of the building from Barnsley Road. The scale is acceptable in consideration of the dwellings the site surrounds. Additionally, materials tie the outbuildings with the rest of the development.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Materials will match the existing dwelling. The outbuilding sits to the south away from the main house. It will not compete given the scale of the outbuilding.	
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	The scale height and massing of the outbuilding complies with the outlined guidance in the Kirklees Extensions & Alterations Supplementary Planning Document.	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The outbuilding will include a double garage door, entrance and three skylights on the north facing elevation. It will predominantly appear as a garage unit. Materials relate to the host dwelling.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	A pitched roof has been chosen. It is not considered the choice of roof form is to the detriment of amenity.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c)	The skylights are proportionate to the roof space.	

	and (d) of the KLP Chapter 12 of the NPPF		
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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: Are the considerations in the following table acceptable?

The main properties affected are:

- 23 Barnsley Road

	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 are no windows facing towards 23 Barnsley Road.	
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	The building will be constructed between this property and the application site. In terms of a loss of outlook or light, there is a north facing window on no.23 which is 19.20m from the outbuilding, however it will maintain a sufficient outlook due to the height and scale of the proposal. The outbuilding will not result in a loss of light from windows within the dwelling.	

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.

This conclusion is drawn on the basis the proposal would operate ancillary and in connection with the 23A Barnsley Road and a condition requiring the development to operate as such would be required in the event of any grant of permission. This is due to the fact there would be shared access and amenity space arrangements associated between both the proposal and existing dwelling.

Highways and Parking: Are the following acceptable?

	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	Development would result in additional parking spaces. It is not considered there will be an impact on the existing highway network.	
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Development would result in additional parking spaces for the dwelling within the garage space. It is considered there is sufficient parking spaces for the dwelling.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Waste storage would remain as existing.	

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.

This conclusion is drawn on the basis the proposal would operate ancillary and in connection with the 23A Barnsley Road and a condition requiring the development to operate as such would be required in the event of any grant of

permission. This is due to the fact there would be shared access and amenity space arrangements associated between both the proposal and existing dwelling.

Other matters: Are the following acceptable?

	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	The application has submitted an arboricultural report & impact assessment authored by AWA Tree Consultants. It identified that T2, T10, T18, T20 and T31 & hedges G8, G16 would be required to be removed. Pruning work is also suggested. It identifies these trees as category C. It is accepted from a site visit the conclusion of the impact assessment is reasonable and acceptable.	
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	N/A	
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.	✓

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

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:

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

3. The external materials of the outbuilding hereby approved shall be stone to match the host dwelling, the roof shall be clad in slate or stone tiles and retained for the lifetime of the development.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

4. The building hereby approved shall be used as ancillary accommodation by the occupants or relatives of the resident of 23A Barnsley Road, Flockton and shall at no time be sold, rented, or severed to be occupied as a separate independent dwelling unit.

Reason: In the interests of residential amenity to proposed and future occupiers and to achieve a satisfactory layout site in accordance with Policy LP24 b) Kirklees Local Plan and Key Design principle 7 of the House Extensions & Alterations Supplementary Planning Document.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	2024-713-001	-	17 November 2025
Existing site layout	2024-713-002	-	17 November 2025
Proposed site layout	2024-713-006	revG	17 November 2025
Proposed elevations	2024-713-023	revB	17 November 2025
Proposed elevations with car	2024-713-023	revC	17 November 2025
Existing site levels	2024-713-003	revA	17 November 2025
Topographical survey	P24-00862-MET-EXT-XX-TOP-M2-G-001-1	01	17 November 2025
Arboricultural Impact Assessment	AWA6298	-	17 November 2025
Climate change statement	-	-	17 November 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.