

**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:	2025/62/93025/E
Site Address:	31, Headlands Close, Liversedge, WF15 7QJ
Description:	Erection of single storey extension and alterations to roof
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: 27-Feb-2026

OFFICER REPORT

Application Reference: 2025/93025

Site Description

The application site relates to 31 Headlands Close, Liversedge, WF15 7QJ; a detached bungalow constructed in red brick with a slate-tiled roof and uPVC windows and doors. The property is situated within a non-linear street scene and is surrounded by dwellings of similar size, scale, character, appearance, and age. The bungalow benefits from a hard-standing parking area and a small area of amenity space to the front, with additional garden space located to the rear.

Description of Proposal

The application seeks planning permission for the erection of a single-storey rear extension. The proposed extension would project 4 metres from the rear elevation, with a maximum eaves height of approximately 2.55m above external ground level. It would incorporate a lean-to roof and be finished in render. The design includes window openings across both the rear and side (south facing) elevations.

The application also proposes to replace the existing flat roof with a pitched roof over the two-storey element of the dwelling. The new roof structure would increase the overall height of this element to align with the existing ridge height of the main dwelling.

In addition to the submitted plans, the application is supported by a Climate Change Statement.

History of Negotiations / Amendments Received

No amendments have been requested by officers.

Relevant Planning History

2002/92222: 31, Headlands Close, Liversedge, WF15 7QJ - Erection of Conservatory - Conditional Full Permission

Representations

The application was advertised by site notice, which expired on 13/02/2026

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

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 27th February 2019).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map

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

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.

The site is within Mirfield Neighbourhood Area. There is no made Neighbourhood Development Plan (NDP) within the Mirfield Neighbourhood Area at present. Furthermore there is no emerging NDP to be considered as a material consideration in assessment of this application. Further details on the progress of neighbourhood development plans in the district can be found at: <https://www.kirklees.gov.uk/beta/planning-policy/neighbourhoodplanning.aspx>

However, the Mirfield Design Guide 2002 is still of relevance and requires development to be in keeping with the area.

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.

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.

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

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.

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The replacement pitched roof would represent a notable improvement to the appearance of the property. The existing flat-roofed section appears visually incongruous when viewed alongside the main roof form. The introduction of a pitched roof that aligns with the existing ridge height would create a more coherent and unified roofscape. This alteration would blend seamlessly with the architectural style of the dwelling, ensuring that the extended part of the house no longer appears as an anomalous or outdated addition. As such, the proposed roof modification is expected to enhance rather than detract from the overall character of the property, meeting the aims of Policy LP24 of the Kirklees Local Plan.

The proposed single-storey rear extension has been designed with materials and detailing that complement the host dwelling. The use of render, the lean-to roof profile, and the inclusion of window openings to both the rear and side elevations contribute to a design that is proportionate and visually unobtrusive. Given its position to the rear, the extension would have limited visibility from the public realm and would not alter the established character of the street scene.

Overall, it is considered that the proposed works would not result in any significant harm to the visual amenity of the host dwelling or the surrounding area. Instead, the changes, particularly the introduction of the pitched roof, would create a more harmonious and visually coherent appearance.

Having taken the above into account, 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.

There are no properties to the rear of the property which could be affected by the works proposed.

Impact on 33 Headlands Close

The single storey rear extension would maintain a sufficient distance from the shared boundary with the adjacent dwelling and would be at an oblique angle. As such it is not considered that this element would result in a material loss of

daylight/sunlight to the neighbouring property. While it would include a side facing window opposite the neighbouring boundary, due to the orientation of the properties, there would be no undue overlooking between the two. As such, it is not considered that the proposed single storey rear extension would result in unacceptable impacts on the amenity of this neighbour in terms of daylight, sunlight, overshadowing or overlooking nor would it lead to a sense of enclosure.

With regards to the alterations of the existing two storey element at roof level, this element would be confined to the existing roofscape. There are no neighbouring habitable room windows at roof level, nor would this element project any further past the neighbouring dwelling than existing. As such, it is not considered that this element would result in a material impact on the amenity of this neighbour.

With regards to the impact on the 33 Headlands 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 29 Headlands Close

The proposed development is situated a substantial distance from the shared boundary. The replacement pitched roof would not result in any additional overshadowing to this neighbouring property, as the two-storey element would sit in line with the existing roof form. Taking into account the degree of separation, combined with the single-storey nature of the rear extension, the development would not give rise to overshadowing, overbearing impacts, or overlooking. It is also noted that the openings on the side elevation facing the application site serve non-habitable rooms, further minimising any potential for amenity impacts.

With regards to the impact on the neighbouring 29 Headlands 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 20 Headlands Close

This dwelling is located to the front of the property, retaining in excess of circa 30m from the development at roof level. This would exceed the minimum separation distances set out in the House Extensions and Alterations SPD. The proposed single storey extension would be situated to the rear of the application property, as such, would not be in a position that would give rise to an impact on the amenity of this neighbour.

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:

The proposals will not result in any significant intensification of the domestic use. As such, the existing parking provision to the front 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:

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.

Trees

LP33 of the Kirklees Local Plan seeks to ensure that proposals retain any valuable or important trees where they make a contribution to public amenity, as well as the distinctiveness of a specific location or contribute to the environment. It also notes that proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction.

It is acknowledged that a group Tree Preservation Order (51/93/w1) is adjacent the eastern boundary. The proposal includes development at roof level over an existing flat roof, and the demolition of an existing single storey conservatory and its replacement with a single storey extension incorporating a minor increase in footprint. The proposals would be modest in scale, maintain a sufficient distance from the TPOS and would be confined to the host building. As such, it is not envisaged that the proposal would cause undue harm to protected trees.

There are no other matters for consideration.

Representations:

None

Negotiations:

None

Conclusion:

This application to erect a single storey extension to the rear and roof alterations of 31 Headlands Close 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: 2025/93025

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.

1. 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.

2. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation.

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: 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
Application Form	-		07-Nov-2025
Proposed Site / Block Layout	-		07-Nov-2025
Location Plan	-		07-Nov-2025
Grouped Plans and Elevations	25/124 - Proposed		07-Nov-2025
Grouped Plans and Elevations	25/124 - Existing		07-Nov-2025
Climate change statement	ccs		07-Nov-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

24/02/2026

Dated

