KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2025/61/93056/W**
Site Address:	Land Adjacent to, 569, New Hey Road, Mount, Huddersfield, HD3 3XN
Description:	Reserved matters application (appearance, landscaping and scale) for erection of 5 dwellings persuant to outline permission 2021/93399 for demolition of agricultural and storage buildings and erection of residential development
Recommending Officer:	John Holmes

DECISION – APPROVAL OF RESERVED MATTERS

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: 06-Jan-2026

THE SITE

Land Adjacent to 569 New Hey Road, Mount, Huddersfield, HD3 3XN

The application site comprises agricultural land with 4 agricultural buildings, grassed areas as well as hard surfaced areas. The site sits to the south of New Hey Road, which it is also accessed from, and wraps around to the rear of the residential properties of No.563, No.567 and No.569 New Hey Road. To the east of the site, closer to the access, there are 3 buildings (a two storey brick barn with a sizeable lean to extension, a single storey blockwork building under a mono-pitched corrugated roof and a single storey rendered building under a dual pitched corrugated roof). At the western end of the site is a single storey blockwork stable building which adjoins the rear boundary of the site and runs adjacent to the west side boundary of the site. The site falls from the front (north) to the rear (south).

To the rear of the site is open countryside, where the land falls further, and this is allocated as Green Belt. The vast majority of the site itself is not within Green Belt land apart from a very small corner to the south west. To the west side of the site is residential garden land, whilst to the east side are the residential properties of No's. 547 and 549 New Hey Road. Development to the south side of New Hey Road has a largely linear pattern with some set back from the highway, and housing the locality tends to vary in type, scale and type, but the majority of dwellings are two storey and constructed from stone.

The site is not within a Conservation Area and there are no listed buildings within close proximity to the site. There are a number of protected trees on and adjacent to the site.

THE PROPOSAL

The Scheme

The applicant is seeking Reserved Matters approval for scale, appearance and landscaping pursuant to outline consent 2021/93399 for outline application for demolition of agricultural and storage buildings and erection of residential development (& dwellings).

The outline consent established the access and layout arrangements of the site. The proposal demonstrates the same access and layout would be achieved and that the proposal is in conformance with that as approved by outline consent 2021/93399.

The submitted application form states that layout is being sought, however this was later confirmed to not be sought as part of this application. In any event the conditions of the outline preclude layout as being a reserved matter.

The proposal will see 5 dwellings (plots 1 – 5) with the details for each dwelling being as follows:

Plots 1 & 2 – drawings 0302 - P03 & 0306 – P01:

These would be three bed dwellings, across three floors due to the topography of the site, the front elevation would be 5.2m to the eaves and 7.6m to the ridge with the rear being 7.8m to the eaves and 10.2m to the ridge.

These dwellings would be a hipped roof design incorporating a single storey element when viewed from the front and which would be two storey when viewed from the rear. A gable feature is to the front of these plots which is set at a lower ridge height than that of the roof.

The total floor space would be 205m^2.

It is noted that the internal layout incorporating study, playroom, large utility and multiple living areas is such that these dwellings could accommodate more than 3 bedrooms.

External parking areas for plot 1 could accommodate up to 3 vehicles with a 7m deep drive of a width to accommodate one vehicle, and another area 5.6m x 4.4m (and an area of hard standing between). This is considered to be able to accommodate three vehicles parked in a tandem arrangement.

External parking for plot 2 consists of a 10m long drive of a single vehicle width for the last 5m and the initial 5m being 4.7m in width. It is considered that vehicular parking for plot 2 could likely accommodate three vehicles within the external area indicated on plan.

Both properties would also include parking within an integral garage.

Plot 3 – drawing 0303 - P02

This shows a dwelling which is of a gable design, two storeys to front and three storey to rear. A detached garage also forms part of plot 3, which is also of a gable roof design.

The dwelling would be 5.3m to the eaves and 7.2m to the ridge when viewed from the front (8m / 10m when viewed from the rear). This dwelling would be a 4 bedroom property.

The floor space would be 142m^2.

The detached garage would be 2.25m to the eaves and 4.4m to the ridge.

Parking to this plot would be provide by a driveway capable of providing 1 vehicle space, and a detached garage capable of providing 2 spaces.

Plots 4 – drawing 0304 - P02

This would be a predominantly two storey dwelling which is part single storey and part two storey of a gable roof design. A gable feature is to the front of this plot which is set at a lower ridge height than that of the roof.

This plot is a 3 bedroom property.

Height to the eaves is 2.4m and 4.6m to the ridge for the single storey element and 5.3m to the eaves and 8m to the ridge for the two storey element.

The floorspace of the dwelling would be 112m^2.

Parking to this plot would be provide by a driveway capable of providing 1 vehicle space, and a integral garage capable of providing a further space.

Plot 5 – drawing 0305 - P02

This would be a two storey dwelling which is of a gable roof design. A gable feature is to the front of this plot which is set at a lower ridge height than that of the roof.

Height to the eaves is 5.3m to the eaves and 8m to the ridge.

A single detached garage is proposed to the front of this plot, this would be 2.2m to the eaves and 4.4m to the ridge, and of a gable roof design.

Parking to this plot would be provided by a driveway capable of providing 3 vehicle spaces. A detached garage would also provide an additional space.

Plot 5 would be a 3 bed dwelling (although it is considered potential a study would form a 4th bedroom). The floorspace of the dwelling is 108m^2.

Layout plan – drawing 0301-P02

This plan sets out the same layout as established at the outline approval stage (drawing 01RevC). In curtilage bin storage areas are demonstrated on this plan, although no bin collection point is shown. The visitor parking area and area of amenity space not linked to any property (to the front of the site) is shown on the submitted layout plan also.

Landscaping is shown on this plan, with a large area of soft landscaping at the front of the site, which is not linked to any dwelling and demonstrates incorporation of trees and shrubs and an area of grassland. To the front of each dwelling is an area of soft landscaping, to the rear each property incorporates hard landscaped patio and soft landscaped grassed area. Hard landscaping is incorporated around the dwellings for access, and to areas for vehicle parking / pedestrian access.

Materials Schedule

The submitted detail include a materials schedule of pitched face weathered stone to the walls, artificial stone heads / cills and smooth grey marley modern roofing tiles. The submitted schedule also includes details of timber fences and stone walls to be provided as boundary treatments. Timber bin stores are also shown in this document.

PLANNING HISTORY

The most relevant planning history relates to the following planning application:

2021/93399 - Outline application for demolition of agricultural and storage buildings and erection of residential development (& dwellings) – Conditional Outline consent granted 15th November 2022.

This application is seeking to address the requirement of conditions 1 to submit an application for reserved matters in relation to scale, appearance, and the landscaping of the site.

Condition 4 of the Outline permission requires that except where otherwise stipulated by conditions attached to the outline permission, the access and layout details of the development hereby approved shall be carried out in accordance with the plans and specifications schedule listed in this decision notice.

REPRESENTATIONS

Publication of the application has been undertaken in accordance with the Council's Development Management Charter. This required publicity of the same method as that of the Outline application, which in this case has been neighbour notification letter and site notice.

The expiry date of publicity of the application was 18th December 2025.

Following the publicity of the application, no representations have been received.

NEGOTIATIONS

An updated plan (ref: 0302-P03) was submitted and an additional plan (ref: 0306-P01) which clearly sets out the intention for plots 1 and 2. Whilst the initially submitted drawing (ref: 0302-P02) when read in conjunction with the layout plan (ref: 0301-P02) demonstrated the size, scale and location of plot 2 it was considered that for clarity and completeness, necessary for an individual plan of this plot to be provided. Upon receipt and review it was considered the detail as publicised was sufficient and further publicity was not considered necessary and the scheme as publicised adequately alerted the public to the nature of the development.

CONSULTATIONS

None

ALLOCATIONS AND POLICIES

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 majority of the site is unallocated on the Kirklees Local Plan Proposals Map, although a small area of the south west corner of the site is within the Green Belt.

The proposal seeks Reserved Matters Consent in relation to the scale, appearance and landscaping of the development. Therefore the following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

LP 21 – Highway Safety
LP 22 – Parking Provision
LP 24 – Design
LP 30 – Biodiversity and Geodiversity
LP 33 – Trees

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, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. In this case the Technical housing standards – nationally described space standard guidance document (dated March 2015) is considered to be of relevance

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter12 Achieving well-designed places

Supplementary Planning Documents

Kirklees Highway Design Guide (adopted November 2019)
Housebuilders Design Guide SPD (adopted June 2021)
Waste Management Design Guide for New Developments (Version 5, October 2020).
Biodiversity Net Gain in Kirklees Technical Advice Note (2021)

Legislation

The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

ASSESSMENT

Principle of Development

As this application relates to an application for reserved matters approval pursuant to outline consent 2021/93399 only matters relating to appearance, scale and landscaping are being considered as part of this application.

The principle of the development has been approved by permission 2021/93399 and it is therefore not considered necessary to re visit the principle of development as part of the consideration of this application.

The assessment of this application is therefore split between the separate reserved matters

Appearance & Scale

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'.*

Principle 5 of the Housebuilders Design Guide states, amongst other things, that buildings should be aligned and set-back to form a coherent building line and designed to front on to the street. To avoid dominating the street, principle 12 states parking to the front will need creative design solutions to be incorporated. Consideration of the use of locally prevalent materials is required by principle 13. The design of windows and doors to relate well to the street frontage and neighbouring properties is required by principle 14. Principle 15 sets out that the design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types.

A core planning principle as set out by policies within Chapter 12 of the NPPF is that development should result in a good standard of amenity for all existing and future occupiers of land and buildings. This is also reinforced within part (b) of Policy LP24 of the Kirklees Local Plan. Principle 6 of the House Builders Design Guide sets out that residential layouts must ensure adequate privacy

and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.

Principle 17 of the Council's adopted House Builders Design Guide Supplementary Planning Document (SPD) requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Principle 16 of the Housebuilders Design Guide seeks to ensure the floorspace of dwellings accords with the 'Nationally Described Space Standards' document (March 2015).

The space standard for a two storey 3 bed dwelling is 102m^2 as a maximum (3 bed, 6 person). For a three storey dwelling this increases to 108m^2 for a three bed, 6 person dwelling and 130m^2 for a 4 bed dwelling. A 4 bed two storey dwelling has a recommended space standard of 124m^2.

The proposed dwellings exceed these standard and are therefore considered to comply with principle 16. The proposed dwellings would have a suitable level of amenity space, including private amenity space provided such that the development would accord with principle 17.

The proposed dwellings would see vehicular parking incorporated within garages, it is considered necessary to ensure this is the case through inclusion of a suitably worded condition in relation to plots 3 and 4. The scale of the development is such that the extent of living accommodation would require areas for parking within the garages to be utilised solely for this purpose to ensure the required parking levels are achieved. A condition is therefore recommended to ensure this is the case. On the basis of inclusion of a condition this element of the scale of the scheme is concluded acceptable.

Turning to the appearance / scale of the dwellings, the scheme as set out in the submitted plans and materials schedule is considered to be appropriate to the locality and site, the dwellings will appear as a proportionate scale in the street and in relation to neighboring dwellings.

It is noted that the specific materials of construction would be stone walls and grey tile roofs, which would be in keeping with the local vernacular of the street and wider locality. Subject to condition the proposal is undertaken in accordance with the submitted details, it is considered acceptable in terms of appearance and scale.

A site section was received at outline and whilst indicative remains of relevance to the determination of this application. Furthermore, given the conditions in place upon the outline in relation to finished floor levels and bin presentation points, these matters are not considered necessary to control as part of any approval of reserved matters consent. Taking this, as well as the topography of the site into consideration no further information was considered necessary to determine the application.

On the basis of the submitted detail, and subject to inclusion of the recommended conditions, the proposal is considered to be acceptable with regard to appearance / scale and to accord with the aforementioned policies in this regard.

Landscaping –

Policies within Chapter 12 of the NPPF are relevant in the consideration of landscaping of the development proposal.

Policy LP33 of the Kirklees Local Plan seeks the retention of trees of significant amenity. Policy LP30 seeks to ensure native species planting to promote biodiversity within development proposals. Policy LP24(i) states that proposals should promote good design by ensuring the retention of valuable or important trees, and where appropriate, the planting of new trees and other landscaping to maximise the visual amenity and environmental benefits.

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: “New residential development proposals will be expected to respect and enhance the local character of the area by:

- Taking cues from the character of the built and natural environment within the locality.
- Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.
- Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.

Principle 5 of this SPD states that: “Buildings should be aligned and set-back to form a coherent building line and designed to front on to the street, including corner plots, to help create active frontages. The layout of the development should enable important views to be maintained to provide a sense of places and visual connections to surrounding areas, and seek to enable interesting townscape and landscape features to be viewed at the end of streets, working with site topography.”

Principle 8 of the SPD is considered relevant given the urban fringe location of the site, and this states the following: “The transition from urban to open land should be carefully considered where development is located on the edge of the urban area. Proposals should demonstrate how the new development makes a positive contribution to the character and function of the landscape through sensitive siting and good design.”

The submitted scheme demonstrates a mix of hard and soft landscaping throughout the site, this is shown on submitted drawing 0301RevP02, and would see the existing significantly sized trees in the prominent part of the site, along the frontage, retained. Additional planting would be throughout the site, within the frontages of the dwellings and area of public amenity space at the site frontage with lawned areas to the rear of the dwellings.

The specific species of the landscaping is provided within drawing 0401 - P02, which demonstrates a suitable mix of landscaping across the site including the location and design of boundary treatments, specifically being timber fencing between the plots at the side boundaries, with a small section of stone wall and the retention of the existing stone wall. It is considered the submitted plans suitably specify the extent of the proposal and propose an acceptable scheme.

Condition 11 of the outline makes reference to provision of landscaping as required by condition no.1. It is therefore considered that any grant of permission is subject to condition it is undertaken in accordance with the submitted landscaping, within a specified timeframe.

It is therefore concluded the proposal is acceptable in this regard.

Other Issues

No conditions of the outline have been discharged, the application has been submitted prior to the expiry of the time limit to submit a reserved matters application. There would be a timeframe of 2 years for discharge of conditions of both the outline and reserved matters consents from the date of any approval of the reserved matters and a lawful start to subsequently made.

CONCLUSION

The proposal has been fully assessed against all relevant national and local planning policy guidance. It is considered that the proposal is acceptable and that the proposed development of the site for 5 dwellings is acceptable in terms of the landscaping, scale & appearance. Approval is therefore recommended.

Decision Authorisation: Delegated Powers

Application Number: 2025/93056

Officer Recommendation: APPROVE RESERVED MATTERS CONSENT

Conditions

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 to accord with Policies LP21, LP22, LP24, LP30, LP33, of the Kirklees Local Plan, Principles of the Councils adopted House Builders Design Guide, the Council's adopted Highways Design Guide and the policies within Chapter 12 of the National Planning Policy Framework

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) the garages for plots 3 and 4 upon submitted drawing 2465 - 0301 - P02 shall be used for the purpose of vehicular storage only.
   Reason: To ensure there is suitable vehicular parking commensurate with the scale of the development to accord with policies LP21 and LP22 of the Kirklees Local Plan, principles within the Housebuilders Design Guide and the Council's adopted Highways Design Guide.

Plans and specifications schedule:-

Plan Type	**Reference**	**Date Received**
Location Plan	25114 - 0101 - P02	11/11/2025
Site Layout	2465 - 0301 - P02	11/11/2025
Plot 1 Plans and Elevations	25114 - 0302 - P03	11/11/2025
Plot 2 Plans and Elevations	25114 - 0306 - P01	18/12/2025
Plot 3 Plans and Elevations	25114 - 0303 - P02	11/11/2025
Plot 4 Plans and Elevations	25114 - 0304 - P02	11/11/2025
Plot 5 Plans and Elevations	25114 - 0305 - P02	11/11/2025
Landscaping Layout and Boundary Details	25114 - 0401 - P02	11/11/2025
Materials Schedule	-	11/11/2025
Application form	-	11/11/2025

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. Updated plans were submitted along with additional plans for plots 1 and 2 were received as referenced above.