

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:	2025/62/93062/E
Site Address:	51, Manor Park Road, Marsh, Cleckheaton, BD19 5BL
Description:	Erection of two storey rear extension
Recommending Officer:	Faiza Bano

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 27-Feb-2026

Officer Report

Reference: 2025/93062

Site Address: 51, Manor Park Road, Marsh, Cleckheaton, BD19 5BL

Proposal: Erection of two storey rear extension

Site Description

The application relates to 51 Manor Park Road, a two-storey terraced property located in Cleckheaton. The dwelling is predominantly faced in red brick and features a roof finished with concrete tiles. The surrounding properties are residential in nature and comprise red-brick terrace dwellings of varying sizes and architectural styles. The site is not situated within a conservation area, and there are no Public Rights of Way (PROW) in close proximity to the property.

Description of Proposal

The application seeks planning permission for the erection of a two-storey rear extension.

The proposal comprises a two-storey rear extension projecting approximately 3.325 m from the existing rear elevation, with a maximum height of around 6.4m and an eaves height of approximately 4.6m. The external walls are proposed to be constructed in red brick, with a roof finished in concrete tiles.

Relevant Planning History

None applicable to application site.

Representations

The application was publicised by site notice, which expired on the 13th of February 2026. As a result of the above publicity, no representations have been received.

Consultation Responses

KC Highways Development Management – No Objections.

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. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highways and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity and Geodiversity
- **LP 51** - Protection and Improvement of Air Quality
- **LP 52** - Protection and Improvement of Environmental Quality

Supplementary Planning Guidance/Documents:

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.

In this case, the following SPDs are applicable:

- Highways Design Guide SPD (adopted 4th November 2019)
- House Extensions and Alterations SPD (adopted 29th June 2021)

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

- **Chapter 2** - Achieving Sustainable Development
- **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

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.

Assessment

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 a 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 on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

2. Impact on Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (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 SPD 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.

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Two Storey Rear Extension

The proposed two-storey extension would project approximately 3.325 metres from the rear elevation of the original dwellinghouse. The extension would be faced in red brick and constructed with a dual-pitched roof finished in concrete

tiles, ensuring consistency with the appearance of the host property. The neighbouring properties to the north have rear building lines that extend approximately 4 metres beyond that of the application site. As the proposed development would not project beyond the rear building line of these neighbouring dwellings, it is not considered to result in any adverse impact on visual amenity. In this context, officers are satisfied that sufficient justification has been provided. Accordingly, it is considered that the proposed enlargement would not give rise to any significant harm to the character or appearance of the surrounding area.

Having taken the above into account, the proposed development 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, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

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 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 49 Manor Park Road

This property forms the adjoining dwelling to the east. Owing to the layout and orientation of the row of properties, it is considered that the proposed development would not give rise to any adverse impact on this neighbouring dwelling.

Impact on 53 Manor Park Road

This property is the adjoining dwelling to the north. As noted previously, the rear building line of this neighbouring dwelling extends approximately 4 metres beyond the rear building line of the application site. Consequently, the proposed extension, whilst exceeding the 3m limitations stipulated within the SPD, it will not project beyond the rear elevation of number 53 due to this neighbour's forward projection. As such, it is not considered the rear extensions will result in any adverse impact on this neighbouring property in this instance.

Although there are dwellings located to the rear of the application site, the separation distance between the properties is sufficient to ensure that the proposed development would not give rise to any adverse impact on their amenity.

Occupier Amenity

The submitted plans confirm that a suitable amount of outdoor amenity space, arranged in a functional layout, would be retained. On this basis, the proposal would continue to provide an acceptable standard of amenity for both existing and future occupiers of the dwelling.

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 and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The site benefits from off-street parking within a private courtyard. The proposed development would increase the number of bedrooms from two to three; however, this does not alter the parking requirements for the property. KC Highways were consulted and raised no objections to the proposal.

Waste storage and collection arrangements would continue to operate as they do at present.

Therefore, the proposed development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

5. 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. There are no other matters relevant to the determination of this application.

There are no other matters relevant to the determination of this application.

6. Representations

No representations were received following the statutory publicity.

7. Negotiations

None.

8. Conclusion

This application for the erection of a two storey rear extension at 51 Manor Park Road 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. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is 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. 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: 2025/93062

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 ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30, LP51 and LP52 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The two-storey rear extension hereby approved shall be faced in red brick for the external walls and concrete tiles for the roof. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
Location Plan, Existing Site Plan, Elevations and Floor Plans	10371-01 - Existing	-	10-Nov-2025
Proposed Site Plan, Elevations and Floor Plans	10371-02 - Proposed	-	10-Nov-2025
Proposed Section Specification	10371-03 - Section		10-Nov-2025
Application Form	-	-	10-Nov-2025
Climate Change Statement	CCS	-	10-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. No amendments were sought as the scheme was considered acceptable as submitted.

Report Dated: 24/02/2025

