

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:	2025/62/93085/E
Site Address:	4, Exley Gate, Dry Hill Lane, Denby Dale, Huddersfield, HD8 8YN
Description:	Erection of two storey side extension and replacement single storey rear with roof terrace
Recommending Officer:	Jennifer Booth

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: 12-Jan-2026

OFFICER REPORT

Site Description

4 Exley Gate is a stone fronted, attached dwelling with the principal elevation directly onto the pavement. The property has gardens and a drive to the side and rear.

The surrounding area is semi-rural with a mix of dwelling types and styles to the front and west side with open fields to the east side and rear.

Description of Proposal

The applicant is seeking permission to erect a side and rear extension.

The side extension would have an initial projection of 6.8m, angling back from the road, with an additional 1.3m set back 2.2m. This would provide a covered entrance, hallway, ensuite and ground floor bedroom with a dining room, store, shower room and lower ground floor access on the lower level with a feature roof.

The rear extension would be enlarged to 4m, across the width of the dwelling with a roof terrace formed over.

The walls would be constructed using stone with art stone slates for the roof covering.

It should be noted that the description as advertised did not include the works to the rear. However, as comments have been received from the adjoining neighbour which show a clear understanding of the proposals, it is not considered necessary to readvertise.

A parking area for two vehicles is shown to the side.

Relevant Planning History

None

Representations

The application was advertised by site notice, which expired on 22/12/2025

As a result of the above publicity, 7 representations have been received. 1 General Comment, 3 supporting and 3 objections. The material planning matters raised are summarised as follows:

- Highway safety given the position of the extension relative to the road.
- The extension would be out of character with the area.

- Overbearing impact on the adjoining property.
- Loss of privacy from the terrace.

Denby Dale Parish Council have been notified of the application and responded with no objections

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 Green Belt 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
- **LP 57** – Extension, alteration or replacement within Green Belt

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.

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.

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

- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting green belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Assessment

Principle of development:

The site is within the Green Belt on the Kirklees Local Plan Proposals Map. As such a key consideration will be its impact on the Green Belt and it will be assessed having regard to Policy LP57 and NPPF chapter 13. In addition, the impact of the development on design grounds, residential amenity and highway safety will also be considered along with, biodiversity and all other material considerations and representations received.

Impact on Green Belt:

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt. Paragraph 153 of the NPPF states that inappropriate development should not be approved except in 'very special circumstances'.

Paragraphs 154 and 155 of the NPPF set out that certain forms of development are exceptions to 'inappropriate development'. Paragraph 154 sets out that the extension or alteration of a building could be appropriate provided it does not result in disproportionate additions over and above the size of the original building. Policy LP57 of the Kirklees Local Plan is consistent with advice within the NPPF. Policy LP57 of the Local Plan relates to the extension, alteration and replacement of existing buildings in the Green Belt. In the case of extensions, it notes that these will be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance.

Policy LP57 also outlines that such development should not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standing, curtilages and enclosures and means of access. Further to this, Policy LP57 states that with such development, the design and materials

should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

The proposal comprises a side extension with an angled footprint, accommodating ground floor and lower ground floor levels. Due to the site's topography, the extension would appear as a single-storey structure when viewed from the road, thereby reducing its visual impact. The design incorporates an unusual hipped roof form featuring a clock tower detail, adding architectural interest while remaining subservient to the main dwelling. In addition, the scheme includes a single-storey rear extension with a roof terrace above, set on a slightly larger footprint than the existing rear projection. Both elements are modest in scale relative to the host property and positioned to form part of the existing group of buildings. As such, the development would not result in harm to the openness of the Green Belt or conflict with its purposes, in accordance with Paragraph 154 of the NPPF and relevant local plan policies.

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 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 proposal under consideration consists of two distinct elements which shall be addressed below.

Side Extension

Paragraphs 5.15 & 5.16 of the House Extensions & Alterations SPD are of relevance with regards to the side extension as they require the development proposed to be located and designed to minimise the impact on the character of the area, reflect the original building in terms of materials and detailing and ensure adequate space is retained to provide a sense of space.

The proposed side extension would present as a single-storey structure from the roadside, with a lower ground floor element to the rear due to the site's topography. The design incorporates a recessed canopy and a hipped roof form featuring an unusual clock tower detail, introducing a distinctive and slightly eccentric feature. While the surrounding properties are generally traditional in character, the extension is considered a modest and well-integrated addition that does not detract from the overall appearance of the dwelling or the street scene. The use of appropriate materials, including a mix of stone and render to match the host property, ensures visual continuity and reinforces design quality. On balance, the proposal is acceptable and can be supported in terms of visual amenity.

Single storey rear extension with terrace over

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD require rear extensions to maintain the quality of the residential environment, respect the original dwelling, and use appropriate materials. In addition, Paragraph 5.28 supports appropriately designed and sited balconies, provided they do not negatively affect neighbouring properties or alter the local character of the area.

The proposal includes a single-storey rear extension with a roof terrace above, replacing an existing smaller rear projection. The extension would use materials to match the host dwelling, incorporating a mix of render and stone detailing to ensure visual continuity. The design respects the character of the property while retaining a reasonable level of amenity space within the plot. Given that properties in the surrounding area are varied in style and appearance, the proposed development would not appear incongruous or harm the visual amenity of the locality.

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 or to the east side which could be affected by the works proposed.

Impact on 2 Exley Gate

The side extension would be located on the opposite side of the host property to the adjoining dwelling and as such would have no impact on the amenities of the occupiers of the adjoining dwelling.

The proposed rear extension would replace an existing extension with a slightly greater projection. Given the established boundary planting, the development is unlikely to result in any additional overshadowing or create an

overbearing impact. The roof terrace above incorporates a tapering privacy screen designed to prevent overlooking and protect neighbouring privacy. While the screen would increase the overall height marginally above hedge level, its obscure glazed finish ensures that it would not appear significantly overbearing or visually intrusive.

With regards to the impact on the adjoining 2 Exley Gate, 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 3 Exley Gate

The area to the side of the host property to be extended does not directly align with the neighbouring property on the opposite side of the road. Given the spatial relationship, the works proposed would not result in any overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 3 Exley Gate, 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.

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 site is situated on a narrow country lane. The proposed side extension is designed to angle back from the road and would not interfere with the visibility of road users any more than the existing dwelling.

The submitted plans indicate that two off-street parking spaces would be provided adjacent to the side extension. As concerns were raised regarding the accessibility of parking for two vehicles, an amended layout has been provided showing tandem parking and a reduction in the height of the walling to enhance visibility. Taking into account the existing layout this arrangement is considered to be an improvement and would provide adequate parking.

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.

There are no other matters for consideration.

Representations:

7 representations have been received. 1 General Comment, 3 supporting and 3 objections. The material planning matters raised are summarised as follows:

- Highway safety given the position of the extension relative to the road – **Response:** *The site is situated on a narrow country lane. The proposed side extension is designed to angle back from the road and would not interfere with the visibility of road users any more than the existing dwelling. The submitted plans indicate that two off-street parking spaces would be provided adjacent to the side extension.*
- The extension would be out of character with the area **Response:** *The design incorporates a recessed canopy and a hipped roof form featuring an unusual clock tower detail, introducing a distinctive and slightly eccentric feature. While the surrounding properties are generally traditional in character, the extension is considered a modest and well-integrated addition that does not detract from the overall appearance of the dwelling or the street scene. The use of appropriate materials, including a mix of stone and render to match the host property, ensures visual continuity and reinforces design quality.*
- Overbearing impact on the adjoining property **Response:** *The proposed rear extension would replace an existing extension with a slightly greater projection. Given the established boundary planting, the development is unlikely to result in any additional overshadowing or create an overbearing impact.*
- Loss of privacy from the terrace – **Response:** *The roof terrace above incorporates a tapering privacy screen designed to prevent overlooking and protect neighbouring privacy. While the screen would increase the overall height marginally above hedge level, its obscure glazed finish ensures that it would not appear significantly overbearing or visually intrusive.*

Negotiations:

Officers sought an amended parking arrangement to improve highway safety.

Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a side and rear extension at 4 Exley Gate 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: 2025/93085

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

3. The external walls 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 & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

4. Before the extension is brought into use, the wall to the east of the development shall be lowered to a maximum height of 0.9m as shown on plan reference 699 A02 Rev B proposed site plan and the parking area shall be surfaced and drained surface in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance.

Reason: In the interests of highway safety and to ensure visibility and in accordance with Policy LP22 of the Kirklees Local Plan.

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
Location plan	699 A10	1113192	12/11/2025
Existing site plan	699 A01	1113193	12/11/2025
Existing plans	699 A05 revB	1117082	12/11/2025
Proposed site plan	699 A02 revb	1120905	07/01/2026
Proposed floor plans	699 A03 revA	1117091	12/11/2025
Proposed elevations	699 A04 revA	1117090	12/11/2025
Climate change statement	-	1113199	12/11/2025
Coal mining risk	-	1113198	12/11/2025

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 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.

A revised parking plan was sought to address concerns regarding highway safety.

Report Dated 23/12/2025

