

**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:	2025/62/93227/W
Site Address:	283, Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SY
Description:	Erection of extensions with alterations to roof
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: 17-Feb-2026

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/93227
Location	283, Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SY
Proposal	Erection of single storey side and rear extensions and associated alterations
Publicity end date	18-Dec-2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	18 February 2026
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
- **LP 51** – Protection and improvement of air quality

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	None required.	

Planning History		2009/92731 – Erection of attached garage – Full permission granted 2011/90188 – None material amendment to permission number 2009/92731 for erection of attached garage – Approved
Consultations required	None required.	

Assessment

The Kirklees SPD sets out that roof extensions should comply with certain parameters set out at paragraph 5.27 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Relate to the appearance of the house and existing roof	The existing bungalow includes two gable ends on the front of the building, which will be lifted to meet the ridgeline of the host building. This will introduce living space at a first-floor level. Additionally, two gable-ends will be introduced on the rear elevation. A dormer will be introduced on the front and rear. They complement the design of the existing building presenting minor additions. A sufficient amount of roof space will be retained.	
Be designed in style and materials similar to the appearance of the existing house and roof	Gable-ends will be introduced which are on the existing dwelling albeit lower. The extension will be stone	

	<p>faced with concrete roof tiles to match the host dwelling.</p> <p>Dormers will be clad in grey pvc boarding to blend in with the colour of the roof tiles.</p>	
<p>Not dominate the roof or project above the ridge of the house</p>	<p>The ridgeline of the extension will be level with the existing ridgeline. There is sufficient roof space left for it be a well-proportioned extension.</p>	
<p>Be set below the ridgeline of the existing roof and within the roof plane</p>		<p>The ridgeline is not set down, however the appearance of the extensions is suitable as it does not dominate the roof space.</p>
<p>Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant</p>		<p>There is a change in ground level from the adjacent dwelling, additionally, the neighbouring property is not symmetrical. The design of the proposed extensions is more appropriate.</p>

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

Summary of local street scene/character: 283 Gillroyd Lane is a bungalow property constructed with stone and render with a hipped roof and gable-end features. Properties in the local vicinity are single-storey and two-storey dwellings. There is a mix of materials and styles present with the streetscene.

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
Impact on the Local character and street scene	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	Impact to the streetscene is considered to be minor. The street slopes due to the topography. The extensions fit within the confines of the dwelling. There is a mix of designs present in the street.	
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	The design is present on the building, whilst the gable-end will be lifted and new extensions fitted on the rear. The scale is suitable for the host dwelling.	
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The heights, scale and massing of the extension is suitable when set against the requirements for roof alterations set out in the Kirklees House Extensions & Alterations SPD.	
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	Materials will match the existing dwelling.	
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP 	<p>The roof design of the gable-ends is present on the host dwelling.</p> <p>The dormers have a pitched roof which is appropriate.</p>	

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
Window proportions	<ul style="list-style-type: none"> KDP 1 and 2 of the SPD Policy LP24 Design (a), (c) and (d) of the KLP Chapter 12 of the NPPF 	Windows are proportionate to the size of the gable-end and existing windows in the dwelling.	

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:

- 281 Gildroyd Lane

	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)	<ul style="list-style-type: none"> KDP 3 & 4 of the SPD Policy LP24 Design (d) (iv) Chapter 12 of the NPPF 	<p>A rear window lighting a bedroom will be introduced on a first-floor level. This window will have a view towards a proportion of the amenity space of No.281.</p> <p>The view will predominately be of the space to the side of the neighbouring property. There is still considered to be an appropriate amount of private amenity space in the remainder of the garden, the relationship is acceptable.</p> <p>A skylight will light a store area, which is high level, therefore it is</p>	

		considered there will be no impact.	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	<p>The extensions are pitched, there will be a slight increase in mass. However, the height of the ridgeline will not be altered, therefore the impact is acceptable in terms of an impact on sunlight</p> <p>There will not be a direct loss of light or outlook due to the alterations.</p>	

- 285a Gildroyd Lane

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	<p>None of the windows will have an outlook of this property as the host dwelling is angled.</p> <p>A high-level skylight will be set on the side elevation, there will be no impact from this.</p>	
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	<p>The extensions are pitched, there will be a slight increase in mass. However the height of the ridgeline will not be altered, therefore the impact is acceptable in terms of sunlight.</p> <p>There will not be a direct loss of light or outlook due to the alterations.</p>	

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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.

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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 		N/A
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	<p>Due to the additions, the property will increase from two bedrooms to up to five bedrooms.</p> <p>There is one parking space to the rear and a garage that can be used for parking.</p> <p>Parking on the rear lane is restricted as it is the width of a single car.</p> <p>There may be some on-street parking along Gillroyd Lane as a result of the proposal, however it is not considered to lead to an impact that is refusable.</p>	
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) 	Space to the side of the property will be retained for bin storage to the rear.	

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
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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.

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	<ul style="list-style-type: none"> KDP 13 of the SPD Policy LP24 Design (d) (i) (iv) Policy LP33 Trees Chapter 12 of the NPPF 		N/A
Impact on ecology	<ul style="list-style-type: none"> KDP 12 of the SPD Policy LP30 Chapter 15 of the NPPF 		N/A
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.	✓

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 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 side/cheeks of the dormer extensions hereby approved shall be faced in grey PVC cladding before the extensions are first brought into use and thereafter retained.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the Kirklees House Extensions and Alterations SPD (2021) and the aims of chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing grouped plans	01	-	24 November 2025
Proposed grouped plans	02	-	24 November 2025
Climate change statement	-	-	24 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 2015 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.