

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:	2025/62/93268/E
Site Address:	1, Balmfield Crescent, Roberttown, Liversedge, WF15 7PW
Description:	Erection of single storey side and rear extensions and rear dormer, including widening of driveway and dropped kerb
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: 20-Jan-2026

OFFICER REPORT

Site Description

1 Balmfield Crescent is a semi-detached dormer bungalow of brick construction with gardens to the front, a drive to the side and enclosed garden to the rear.

The surrounding area is residential with properties which are similar in terms of age and style.

Description of Proposal

The applicant is seeking permission to erect a single storey side and rear extension with a first floor to be formed at the rear.

The side extension would be set back 1.8m, projects 1.7m from the side wall of the dwelling and extends the depth, adjoining the proposed rear element. The roof form would be flat.

The rear element would project 2.5m along the shared boundary, angling out to 3.5m and extending the full width of the dwelling including to the rear of the proposed side extension with a flat roof form.

The eaves height at the rear would be increased to 4.9m to for a first floor.

The walls would be constructed using blockwork and render with tiles for the roof covering.

Relevant Planning History

None

Representations

The application was advertised by site notice, which expired on 26/12/2025

As a result of the above publicity, one representation has been received. The material planning matters raised are summarised as follows:

- Loss of privacy.
- Not in keeping.
- Noise and disturbance.

The neighbour also raised that the works internally had been started prior to the application and that the applicant had not engaged with them prior. These are not material considerations.

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.

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 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 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.

Single storey side and rear extension

As this proposal is for a side and rear extension, the following paragraphs of the House Extensions & Alterations SPD are of relevance. Paragraphs 5.15 & 5.17 of the House Extensions & Alterations SPD 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. Paragraphs 5.1, 5.2 & 5.6 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 proposed single-storey side and rear extension is considered acceptable in terms of its scale and design. The extension would remain clearly subordinate to the host dwelling and is of a size that is proportionate to the original property, whilst allowing for the retention of a reasonable level of private amenity space. The proposed use of render, to the rear elevation only, as a facing material is acceptable, having regard to its prevalence within the surrounding street scene, including on the adjoining property. Subject to a condition requiring the render to be applied to the rear only and finished in an off-white colour, the proposal would not appear visually intrusive or incongruous. The flat roof design would provide a modern addition that reflects the ongoing modernisation of the dwelling. Given the varied character of nearby properties in terms of architectural style and external finishes, the proposal is considered to be in keeping with the visual amenity and overall character of the area.

Formation of first floor to rear

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 proposal seeks to raise the eaves at rear level to facilitate the formation of a first-floor element. In visual terms, the scale and appearance of the development is considered acceptable, noting that similar works have already been carried out at the adjoining property. As such, the proposal would not appear out of character or visually intrusive when viewed in the broader context of the street scene. The use of render as an external finish is acceptable, given its presence on nearby dwellings; however, this should be controlled by condition to ensure an off-white finish is used in the interests of visual consistency. Given the varied architectural styles and finishes within the wider street, the development is considered to respect the mixed character of the area and would not result in harm to visual amenity.

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 which could be affected by the works proposed.

Impact on 223 Huddersfield Road

The adjacent dwelling to the west occupies a position some distance from the host with its rear elevation facing towards the side of the host property. Given the spatial relationship between the dwellings, the proposed single storey side extension given its limited scale would result in no significant overbearing or overshadowing. There would be new openings on the side elevation however these serve non habitable spaces and as such, there would be no potential for loss of privacy.

With regards to the impact on the adjacent 223 Huddersfield Road, 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 Balmfield Crescent

The side element would be located on the opposite side of the host property to the adjoining dwelling. The raising of the eaves to form the first floor would introduce new openings at first floor level. However, these would have views mainly into the applicants own amenity space with only angled views to the neighbouring properties garden area. This would be a similar relationship to that existing with the neighbours first floor openings.

The single storey rear extension has been design with an angled relationship with the shared boundary with the adjoining dwelling to ensure there would be limited potential for overshadowing or overbearing. The openings proposed would be set back from the shared boundary and would mainly have views into the applicants own amenity space.

With regards to the impact on the adjoining 3 Balmfield Crescent, 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 2a Balmfield Crescent

The road itself separates the host property from the neighbouring dwelling on the opposite side. Given the limited scale of the side extension, there would be no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 2a Balmfield Crescent, 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 proposals will result in some intensification of the domestic use. However, there is space to the front for at least two vehicles which 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.

There are no other matters for consideration.

Representations:

One representation has been received. The material planning matters raised are summarised as follows:

- Loss of privacy – **Response:** *Concerns have been raised regarding potential loss of privacy arising from the proposal. The raising of the eaves to the rear to facilitate a first-floor element would introduce new*

first-floor openings; however, these would primarily afford views over the applicant's own rear amenity space, with only oblique views towards neighbouring gardens. This relationship would be comparable to the existing situation, including views from neighbouring first-floor windows. In addition, the openings associated with the single-storey rear extension would be set back from the shared boundary and would similarly be orientated mainly towards the applicant's own amenity space. As such, the proposal is not considered to result in an unacceptable loss of privacy to adjoining occupiers.

- Not in keeping – **Response:** *An objection has been received on the grounds that the proposal is not in keeping with the character of the area. However, the proposed single-storey side and rear extension is considered acceptable in terms of its scale and design, remaining clearly subordinate to the host dwelling and proportionate in size. The raising of the rear eaves to form a first-floor element is also acceptable in visual terms, noting that similar alterations have been undertaken at the adjoining property. The use of render as an external material is considered appropriate given its presence within the surrounding street scene, including neighbouring dwellings, and would be made acceptable by condition requiring an off-white finish. The flat roof design would provide a modern addition consistent with the ongoing modernisation of the property. Given the mixed character of the wider street in terms of design and materials, the development is considered to be in keeping with the area and would not result in harm to visual amenity..*
- Noise and disturbance – **Response:** *Although this is a material consideration relating to residential amenity, there is an expectation that there will be such effects as part of the activities associated with construction and such effects would be transient. This would not therefore form a reason for refusal. A note would be added to any subsequent approval reminding the applicant of the appropriate hours of work in line with Environmental Legislation.*

The neighbour also raised that the works internally had been started prior to the application and that the applicant had not engaged with them prior. These are not material considerations.

Negotiations:

None

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.

The render finish for the dwelling should be conditioned to be off white in colour to ensure an appropriate finish.

Conclusion:

This application to erect a single storey extension to the side and rear of 1 Balmfield Crescent together with raising the eaves at the rear to form a first floor 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: 2025/93628

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 rear and side elevation walls only shall be finished with an off white render as such as shown on plans reference 2450 03 and retained.

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
Location plan	-	1115830	25/11/2025
Block plan	-	1115833	25/11/2025
Existing plans	01	11158229	25/11/2025
Proposed plans	02	1115835	25/11/2025
Proposed 3d visuals	03	1115834	25/11/2025
Climate change statement	-	1115832	25/11/2025

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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated 16/01/2026