

**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:	2025/62/93288/E
Site Address:	30, Norristhorpe Lane, Norristhorpe, Liversedge, WF15 7AA
Description:	Erection of two storey side extension
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: 22-Jan-2026

OFFICER REPORT

Site Description

30 Norristhorpe Lane is a brick built, semi-detached dwelling with gardens and a drive to the front, a detached outbuilding to the side and an enclosed garden to the rear.

The property backs onto open land and the surrounding area is residential with a mix of house type although the surrounding properties are similar in terms of age.

Description of Proposal

The applicant is seeking permission to erect a canopy to the front and a two storey side/rear extension.

The open sided canopy with brick dwarf walls and timber columns and a pitched roof would project 1.5m from the front wall and would have a width of 2.3m.

The side extension would be set back 0.5m from the front of the dwelling and would project 3m from the original side wall, extending the depth of the dwelling and 2m beyond the rear wall of the dwelling. The roof over the side element would be pitched and the roof over the rear element would be a perpendicular pitched roof.

The walls would be constructed using brick 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, two representations have been received. One in support of the proposals and the other expressing concerns at potential loss of privacy.

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.

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.

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 onto 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.

Canopy to front

Paragraph 5.13 of the House Extensions & Alterations SPD states that front extensions are highly prominent in the street scene. As per paragraph 5.14 of the House Extensions & Alterations SPD, careful consideration needs to be given to ensure that they are carefully designed to limit the potential for them to erode the character, they should be small and subservient to the main house and constructed using appropriate materials.

The proposed open-sided canopy is modest in scale and subordinate to the host property, ensuring that it does not appear visually intrusive or overbearing. Its simple and lightweight form is designed to complement the existing dwelling, while the use of appropriate, high-quality materials that match or closely reflect those of the original building will help to maintain visual cohesion. As a result, the canopy would integrate comfortably with the

overall appearance of the property and the surrounding streetscene, without detracting from the character or quality of the residential environment.

Two storey side & rear extension

Paragraphs 5.15, 5.19 and 5.21 of the House Extensions & Alterations SPD are relevant to the proposed side extension, as they require development to be appropriately sited and designed to minimise its impact on the character of the area, reflect the original dwelling through the use of matching materials and detailing, and retain adequate space around the building to preserve a sense of openness. In addition, paragraphs 5.1 and 5.2 of the SPD provide further guidance in relation to rear extensions, emphasising that development should maintain the quality of the residential environment, respect the form and appearance of the original house, and incorporate appropriate materials.

The proposed two-storey side and rear extension would have an acceptable impact on the visual amenity of the host property and the wider streetscene. The side extension is appropriately set back from the principal elevation with a corresponding set-down from the main ridge and would be less than half the width of the original dwelling, ensuring it appears clearly subordinate and visually subservient. Although the extension would be constructed up to the boundary, the differing architectural style and spacing of the adjacent property would ensure that a sense of openness between the buildings is retained. The materials proposed would match those of the existing house, and the detailing, including fenestration and roof forms to both the side and rear elements, would relate well to the host dwelling, creating a cohesive and balanced appearance. Given the mixed character of development along the street, the proposed works would not appear out of keeping with the surrounding area and are therefore considered acceptable in visual amenity terms.

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 28 Norristhorpe Lane

The porch would be of a modest scale with no significant potential to result in any overshadowing or overbearing.

The side extension would be located on the opposite side of the host property to the adjoining dwelling and such would not result in any loss of privacy, overshadowing or overbearing. The rear element would be set back the full width of the host property from the shared boundary with the adjoining property and as such would result in no overshadowing or overbearing. It is noted that there are windows proposed in the side elevation at ground and first floor level in the side elevation which would face towards the shared boundary with the adjoining dwelling. The ground floor window would be screened to a degree by the boundary between the properties and given the low level height relative to the boundary, there would be no significant overlooking. However, the first floor window would overlook the neighbouring property. It is a secondary opening with the main window facing the rear and as such, with a condition requiring the side window to be obscure glazed to preserve privacy, can be considered to be acceptable.

With regards to the impact on the adjoining 28 Norristhorpe Lane, 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 32 Norristhorpe Lane

The side extension would reduce the space between the host property and the east. There is a path at the side of the neighbour's property leading to the rear and there are limited openings. Given the spatial relationship between the properties, the proposed side and rear extension would not result in any significant overshadowing or overbearing. The windows in the rear elevation would look over the applicants own amenity space and would not result in any additional overlooking when taking into account the relationship of the existing rear openings to neighbouring land. The potential for overlooking is also minimised by the angled relationship.

With regards to the impact on the adjacent 32 Norristhorpe Lane, 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 23 & 25 Norristhorpe Lane

The neighbouring properties on the opposite side of the road are sited some 27m from the host property with the road in between. Given the separation between the dwellings, the works proposed would result in no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 25 & 27 Norristhorpe Lane, 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 including increasing the number of bedrooms to 4. As a consequence, the site should provide at minimum of 3 off street spaces. There is evidence that the area to the front of the dwelling is informally used for parking and is therefore of a sufficient size to park 3 vehicles off road. To ensure the parking is provided in perpetuity and is available and accessible it will need surfacing and draining. This will avoid conflict with highway safety and other road users. A condition for the parking area to be formalised is necessary, and will 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:

Two representations have been received. One in support of the proposals and the other expressing concerns at potential loss of privacy. **Response:** *It is noted that the first floor window proposed in the side elevation of the rear extension would overlook the neighbour's amenity space. As this is a secondary window it is considered to be reasonable and necessary to require this window is obscurely glazed which will preserve privacy.*

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.

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.

The first floor window in the side elevation of the rear extension which would face towards the boundary with the adjoining 28 Norristhorpe Lane should be obscurely glazed to preserve privacy.

Conclusion:

This application to erect a porch to the front and a two storey side and rear extension at 30 Norristhorpe Lane 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: 2025/93288

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. Notwithstanding the submitted plans, the first floor window on the west facing side elevation of the rear extension hereby approved shall be obscure glazing to a minimum privacy level 4 or equivalent and shall thereafter be retained.

Reason: So as not to detract from the amenities of adjoining property by reason of loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan.

5. Before the extension is first brought into use, parking for three vehicles to the front of the property, shall be provided and 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. Landscaping to the eastern boundary will be retained to soften the appearance. The parking area shall be retained in perpetuity.

Reason: In the interests of highway safety and to ensure adequate space within the site for parking 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	Lp	1116049	27/11/2025
Existing site plan	PL02	1116060	27/11/2025
Existing floor plans	PL11	1116053	27/11/2025
Existing elevations	PL12	1116056	27/11/2025
Proposed site plan	PL21	1116059	27/11/2025
Proposed floor plans	PL22	1116058	27/11/2025
Proposed elevations	PL23	1116055	27/11/2025
Planning statement	-	1116052	27/11/2025
Climate change statement	-	1116057	27/11/2025

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

20/01/2026

