

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

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| Reference No: | 2025/62/93391/W |
| Site Address: | 5, Beagle Avenue, Beaumont Park, Huddersfield, HD4 7AP |
| Description: | Erection of single and two storey extension and alterations |
| Recommending Officer: | Joanna Rednall |

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.

John Holmes

AUTHORISED OFFICER

Date: 09-Feb-2026

The Site

5 Beagle Avenue is a detached property located within an area which is unallocated within the Kirklees Local Plan map. The property hosts a garden to the front with a driveway to the side leading to an attached single storey flat roofed garage. The building incorporates a pitched roof above the dwelling finished in grey coloured concrete tiles, and the walls are finished in coursed stone.

The site is located within a residential area where surrounding properties are similar in terms of design and scale. There are examples of similar two-storey extensions adjacent to the site.

The Proposal

The applicant is seeking planning permission for erection of single and two storey extension and alterations.

The proposed single-storey extension is located to the rear of the property, projecting 3.3 metres to align with the existing rearward projection. It has a total height of 3.5 metres and incorporates a flat roof designed to match the height of the existing rearward projection, and two roof lanterns are positioned within the roof. The external walls are proposed in random-course stone.

Internally, the extension will accommodate a kitchen. The rear elevation includes bi-folding doors, and the existing openings on the rear elevation are to be enlarged to create a second set of bi-folding doors.

The two-storey extension is proposed to the north-facing elevation. At first-floor level, it projects 6.8 metres from the side of the dwelling and extends the width of the existing ground-floor garage footprint by 1 metre. It extends 6 metres in length across the property and measures 5.3 metres to the eaves and 6 metres to the ridge. The extension features a hipped roof finished with grey concrete tiles. The external walls comprise coursed stone, with the north-facing elevation finished in off-white render.

Internally, the ground floor of this two-storey extension will provide a bedroom and wet room, while the first floor will accommodate a master bedroom.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

The agent submitted amended plans on 29th December 2025 due to changes to the first floor side extension. The application has been progressed on the basis of these. The application was publicised by site notice put in place on 8th January, as such the scheme as amended has been publicised.

Planning History

Relevant planning history for this site is summarised as follows:-

8 Beagle Avenue

2017/90978 – Erection of two storey and single storey side extensions –
Conditional full permission

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 29th January 2026.

No representations were received as a result of the publicity.

Parish/ Town Council Comments

N/A.

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

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 within the Kirklees Local Plan.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision

LP24 Design
LP30 Biodiversity

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, 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 16th 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. Considered to be of relevance to the consideration of this application are policies within the following chapters:

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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

Assessment

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon visual amenity
3. Impact upon residential amenity
4. Impact upon highway safety
5. Other matters

6. Representations

7. Conclusion

1 – Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The SPD provides the following guidance in relation to single storey rear extensions:

5.6 Single storey extensions should:

- be in keeping with the scale and style of the original house;

- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height;
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The proposed rear extension would be consistent with the scale and architectural style of the original dwelling, finished in matching materials to ensure visual harmony with the host property. The overall size and design of the rear extension is proportionate and would not result in a disproportionate addition which appears at odds with the host.

Taking into account the accompanying side extension, the combined footprint would cover less than half of the total area surrounding the original house and would retain a sufficient level of external amenity space. The extension would not exceed a height of 4 metres, and although the extension features a flat roof design, it is located to the rear where it would not appear overly prominent or visible from public vantage points. The proposal also accords with the recommended maximum rear projection of 4 metres for detached properties, with a projection of 3.3 metres. The extension maintains a minimum separation distance of 1 metre from the side boundary to the south, and is separated from the north-facing boundary by existing built form.

Glazing is proposed in the form of bi-folding doors, these would appear residential in style and would be in keeping with the host.

Taking the above into account, it is considered the proposed rear extension would have an acceptable visual impact.

Turning to the proposed side extension, the SPD provides the following guidance:

5.19 Two-storey side extensions can have a significant effect on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of an area.

5.20 Two-storey side extensions should:

- not take up all or most of the space to the side of a house;

- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house.

In this case, the proposal would not occupy the full width of the plot to the side of the dwelling and would retain a separation of approximately 3 metres to the side boundary. The extension would be set back from the principal elevation, with the ridge line lowered in comparison to the original dwelling to ensure a degree of visual subservience. While the extension is relatively large in proportion to the host property, the combined setback and reduced ridge height would help to limit its visual impact and prevent the development from appearing overbearing or dominant. The inclusion of a hipped roof further assists in reducing perceived bulk and massing.

The proposed materials comprise coursed stone and off-white render to the northern gable, both of which are characteristic of the surrounding area. These materials can be secured by condition to ensure the development integrates satisfactorily with the existing streetscape and has an acceptable visual impact.

Within the local area, two-storey and first-floor side extensions are a common feature of the existing pitched-roof 1.5-storey dwellings. Notably, a comparable scheme was approved at No. 8 Beagle Avenue in 2017 (ref: 2017/90978), and a first-floor side extension was approved at the adjacent property, No. 7 Beagle Avenue (ref: 2005/94692). Officers therefore afford weight to the established pattern of development in the locality, and the proposed two-storey extension would not appear incongruous or visually alien within this context. As such, the proposal is not considered to result in harm to the street scene or the character of the area.

The proposed two-storey side extension, through its setback, lowered ridge, and hipped roof, would remain visually subordinate to the host dwelling. Using materials characteristic of the locality, the development would integrate with the surrounding area and would not harm the street scene or local character. Overall, the proposal is considered acceptable in design and visual terms and justification is present in this case that, whilst a large projection to the side, it would be acceptable in the context of the street scene which it would be viewed within.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3,

4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

The proposal includes additional openings to the front, side, and rear of the dwelling. In terms of privacy, officers consider that the front and rear openings would not result in undue overlooking, given the separation distances of approximately 29 metres to properties opposite the site and around 20 metres to 10 Butternab Road at the rear. The side-facing opening would be at single-storey level and would be fitted with obscure glazing, ensuring that no harmful overlooking of neighbouring properties would occur.

With regard to loss of light and outlook, the property most likely to be affected is No. 5 Henry Ralph Avenue, a detached bungalow situated at a higher ground level and at a slightly oblique angle relative to the application site and benefiting from a rear dormer. The proposed two-storey side extension would retain a 3-metre separation to the common boundary, with the total distance being 10 metres to the rear elevation of No. 5 at its closest point (increasing to 12m at its furthest).

While the side extension would introduce additional massing adjacent to this boundary, the potential impact is mitigated by several factors: the separation distances, the oblique orientation of the two dwellings, the lower ground level of the application site, and the hipped roof design which reduces the additional bulk and massing of the extension.

The application site is oriented to the south of No. 5 Henry Ralph Avenue. Taking into account the sun path, and distances between the proposal and no.5 it is considered that overshadowing of the neighbouring property would not be significant. Consequently, it is considered that any reduction in light or loss of outlook would be limited and would not result in a materially harmful impact on the amenity of the neighbouring occupiers. Overall, taking these

factors into account, officers consider that the proposed extension would not lead to significant harm with regard to loss of light or outlook.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and policies within Chapter 12 of the National Planning Policy Framework.

The above conclusions are made on the basis of the scheme as proposed, it is considered that use of the flat roof single storey extension could lead to unacceptable levels of overlooking arising and a condition to ensure this is not the case is therefore recommended.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposal would increase the number of bedrooms on site, taking the total number from 2 to 3. The Council's Extensions SPD recommends for 2 to 3 bedroom dwellings provide a minimum of 2 off-street car parking spaces.

In this instance, although the proposal involves the loss of the existing garage, the property would retain the full width of the front driveway. This driveway would be capable of accommodating off-street parking for two vehicles in tandem, ensuring that adequate parking provision is provided for the dwelling. As a result, the development would not lead to any significant reduction in on-site parking capacity or result in additional pressure on on-street parking within the locality.

The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest, and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

Climate Change

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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – Conclusion:

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: 2025/93391

Officer Recommendation: Approve

Conditions

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 (as amended).

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 accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The external materials used in the construction of the walls of the side extension shall be natural coursed stone and render as indicated upon submitted drawing 'Proposed Elevations 12E'. The render shall be of an off-white colour finish. The concrete tiles used in the construction of the roof of the development shall be of a dark grey colour finish. The materials of construction and colour finishes approved by this condition shall be thereafter retained for the lifetime of the development.

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 external materials used in the construction of the walls of the single storey rear 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.

5. The flat roof of the single storey extension to rear hereby approved shall be used as a roof area only and shall not be used as a balcony or terrace area at any time throughout the lifetime of the development.
Reason: To ensure no detrimental level of overlooking of neighbouring occupiers occurs in the interests of the residential amenity of neighbouring occupiers to accord with policy LP24 of the Kirklees Local Plan, Principles 3 and 4 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulations of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|---|-----------|---------|---------------|
| Location Plan | 01 | - | 29/12/2025 |
| Existing Site Plan, with Ground Floor Plan | 05 | - | 29/12/2025 |
| Existing First Floor Plan & Roof Plan | 06 | | 29/12/2025 |
| Existing Elevations | 07 | - | 29/12/2025 |
| Proposed Site Plan, with Proposed Ground Floor Plan | 10B | - | 29/12/2025 |
| Proposed First Floor & Roof Plan | 11C | - | 29/12/2025 |
| Proposed Elevations | 12E | - | 29/12/2025 |
| Climate Change Statement | - | - | 15/12/2025 |
| Application form | - | - | 09/12/2025 |

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 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments have been sought in the processing of this application as it was considered acceptable as submitted. The agent submitted amended plans on 29th December 2025 due to changes to the first floor side extension. The application has been progressed on the basis of these.

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