

**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:	<b>2025/62/93436/E</b>
Site Address:	2, The Paddock, Lower Hopton, Mirfield, WF14 8JQ
Description:	Erection of external covered storage area and external alterations
Recommending Officer:	Nicole Helliwell

**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.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 06-Mar-2026**

## **Officer Report**

**Reference No.** 2025/62/93436/E

**Site Address:** 2, The Paddock, Lower Hopton, Mirfield, WF14 8JQ

**Proposal:** Erection of external covered storage area and external alterations.

## **Site Description**

The application relates to 2 The Paddock, a two-storey detached property situated in Lower Hopton, Mirfield. The dwelling is faced in stone and incorporates a dual-pitched roof finished in concrete tiles. The neighbouring properties are of residential use and comprise two-storey dwellings of similar architectural designs and styles. The site is not within a conservation area, nor near any listed buildings. However, Public Right of Way MIR/68/10 is located west of the application site.

## **Description of Proposal**

The application seeks planning permission for the erection of an external covered storage area and associated external alterations. Permission is not required for the internal alterations to the property and therefore, the only matters for consideration are the proposed external alterations. The proposed works are summarised below:

- External covered storage area (projection approx. 1m, length of approx. 7.5m and a maximum height of approx. 3m)
- Installation of new level bi-fold door within the rear elevation of the dwelling
- Alterations to the existing driveway to form a gradient of 1:12 including the erection of retaining walls
- Installation of guardrail and steps to facilitate access from the driveway to the property
- Installation of pedestrian access gate to the front of the site
- Installation of patio areas to the rear of the site
- Erection of access ramps (1:12 gradient) and steps to the rear of the site

## **Negotiations**

Amendments were received during the course of the application. The revised drawings provided indicate that the gradient of the drive has been raised to 1:12 and internal alterations have been made to the property. However, in this instance, Officers did not consider it necessary to readvertise the application given that only minor amendments were made to the scheme.

## **Relevant Planning History**

- **2016/93064:** Erection of extensions and balcony to rear. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2010/92813:** Non material amendment to permission 2006/61/90319/E3 conversion of integral garage to form accessible bedroom and shower room

for disabled family member. [Planning application details | Kirklees Council](#)  
– NMA Approved

- **2006/90319:** Reserved matters application for erection of 4 no. Dwellings with integral garage (modified proposal). [Planning application details | Kirklees Council](#) – Approval of Reserved Matters
- **2004/94804:** Reserved matters application for erection of 4 no. Detached dwellings with integral garage. [Planning application details | Kirklees Council](#) – Approval of Reserved Matters
- **2001/93686:** Outline application for residential development. [Planning application details | Kirklees Council](#) – Conditional Outline Permission

### **Representations**

The application was publicised by site notice, which expired on 9<sup>th</sup> February 2026. As a result of the above publicity, no representations have been received.

### **Consultation Responses**

The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

[KC Highways Development Management](#) – No objection

### **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 27<sup>th</sup> February 2019).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

### **Kirklees Local Plan Policies**

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highways and Access
- **LP 22** - Parking
- **LP 23** - Core Walking and Cycling Network
- **LP 24** - Design
- **LP 30** - Biodiversity and Geodiversity
- **LP 31** - Strategic Green Infrastructure Network
- **LP 52** - Protection and Improvement of Environmental Quality

### **Supplementary Planning Guidance/Documents:**

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.

**In this case, the following SPDs are applicable:**

- Highways Design Guide SPD (adopted 4th November 2019)
- House Extensions and Alterations SPD (adopted 29th June 2021)

**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, 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 2** - Achieving Sustainable Development
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16<sup>th</sup> 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.

**Assessment**

**1. 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 and Alterations SPD and Chapter 12 of the NPPF, regarding design.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

## **2. Impact on Visual Amenity**

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (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 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 NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

### External Covered Storage Area

The external covered storage area proposed would extend approximately 1m from the north-western side elevation of the dwelling and would have an overall height of approx. 3m. The proposed storage area would be located on lower ground and would be set back approximately 6.5m from the principal elevation of the dwelling such that it would have limited visibility from public vantage points. For these reasons, the proposed development is not considered to have any significant visual impact on the character and appearance of the host property and surrounding area and therefore, would be acceptable in this regard.

### Steps and Guardrail

The submitted plans also confirm that steps and a guardrail would be installed to the front of the dwellinghouse to facilitate access to and from the driveway. The steps would extend approximately 2m from the driveway and would measure approx. 1.25m in height. Due to its siting, the proposed alterations would have limited visibility from public vantage points and would not have any significant visual impact on the character and appearance of the host property and surrounding area.

### Alterations to Existing Driveway

The application seeks to make alterations to the existing driveway to form a gradient of 1:12 including the erection of retaining walls. Although the proposed works would alter the external appearance of the application site, it is considered that the alterations would not have any significant visual impact on the character and appearance of the surrounding area and would be acceptable with regard to visual amenity.

#### Alterations to Fenestration

The submitted plans confirm that new bi-fold doors are proposed within the rear elevation of the dwelling. Given that the alterations proposed would be in keeping with the style of the original build, it is considered that the proposed alterations would respect the visual amenity of the host dwelling and the surrounding area.

#### External Alterations

It is noted that patio areas are to be installed to the rear of the dwelling and a pedestrian access gate would be installed to the front of the application site. However, as the proposed alterations would be of a domestic scale, they are not considered to have any significant visual impact on the character and appearance of the host property.

#### Accessibility Ramps and Steps

It is noted that accessibility ramps and steps are proposed to the rear of the property to facilitate access to and from the private outdoor amenity space. The proposed access ramps would have a gradient of 1:12, a width of approximately 1.5m and an overall length of approx. 3.9m and 4.2m. The steps and ramp would be sited to the rear of the dwelling away from public vantage points and as such, would be acceptable in terms of visual amenity.

#### Summary

Having taken the above into account, the proposed development 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, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

### **3. 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 SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of

light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

There are no residential properties located to the front of the application site that would be affected by the proposed development.

#### Impact on 1 The Paddock

1 The Paddock is a two-storey detached property located to the south and occupies an elevated position relative to the application site. Due to the nature of the development proposed, it is considered that there would be no undue harm to the neighbouring occupants with regard to overbearing, overshadowing or overlooking impact.

#### Impact on 3 The Paddock

3 The Paddock is a two-storey detached property located to the north and occupies a position on lower ground relative to the application site. The submitted plans confirm that the proposed external covered storage area would be located in close proximity to the common boundary shared with no.3. Whilst the storage area would project beyond the rear elevation of no.3, it would not extend beyond the rear elevation of the host dwelling which already occupies a staggered building position and is set back from the neighbouring property. Given that the storage area is modestly proportioned and this relationship has already been established, the proposal is not considered to result in any detrimental harm with regard to residential amenity.

#### Impact on 21 Spinners Way

21 Spinners Way is a two-storey detached property located to the east and occupies a position on significantly lower ground relative to the application site. Although alterations are proposed to the rear of the site, due to their nature and scale, officers do not consider that the proposal would result in any undue harm to the neighbouring occupants with regard to overbearing, overshadowing or overlooking impact.

#### Occupier Amenity

The plans confirm that sufficient outdoor amenity space of a functional layout would be retained at the site. On this basis, the proposed works would ensure an acceptable standard of amenity for existing and future occupants.

#### Summary

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 and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

#### **4. Impact on Highway Safety**

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed alterations would create an additional bedroom which would intensify the domestic use at the dwelling. However, the submitted site plan demonstrates that off road parking can be provided for at least five vehicles which would be a sufficient provision for a seven bedroomed dwelling. Furthermore, KC Highways have confirmed that the gradient of the driveway at 1:12 would be better than the existing and as such, they have no highway safety concerns. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

#### **5. 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 relevant to the determination of this application.

##### Public Right of Way

Although it is noted that public footpath MIR/68/10 is located west of the application site. However, it is considered that the proposed development would not have a significant impact on the amenity of the footpath or its users. As such, the proposal is considered to accord with Policy LP23 of the Kirklees Local Plan.

There are no other matters relevant to the determination of this application.

#### **6. Representations**

No representations were received following the statutory publicity.

#### **7. Conclusion**

This application for the erection of an external covered storage area and external alterations at 2 The Paddock has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and 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 proposed development is 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. 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:** 2025/93436

**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 to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP21, LP22, LP23, LP24, LP30, LP31 and LP52 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims 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:** Public footpath MIR/68/10 is located adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works. The Council's Public Rights of Way unit may be contacted

by telephone on 01484 221000. Public Rights of Way is based at PO Box 1720, Huddersfield HD1 9EL and the email address is [publicrightsofway@kirklees.gov.uk](mailto:publicrightsofway@kirklees.gov.uk)

**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: -**

<b>Plan Type</b>	<b>Reference</b>	<b>Revision</b>	<b>Date Received</b>
Location Plan	PL01	-	09/01/2026
Site Plan as Existing	PL02	-	09/01/2026
Site Plan as Proposed	PL03	A	09/02/2026
Existing and Proposed Site Sections	PL04	A	09/02/2026
Ground Floor Plan as Existing	PL100	-	09/01/2026
First Floor Plan as Existing	PL101	-	09/01/2026
Second Floor Plan as Existing	PL102	-	09/01/2026
Elevations as Existing	PL103	-	09/01/2026
Ground Floor Plan as Proposed	PL200	A	09/02/2026
First Floor Plan as Proposed	PL201	A	09/02/2026
Second Floor Plan as Proposed	PL202	-	09/01/2026
Elevations as Proposed	PL203	-	09/01/2026

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. Amendments were received during the course of the application which were considered acceptable.

**Report Dated: 04/03/2026**