

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:	2025/62/93504/W
Site Address:	2, Peace Hall Drive, Fenay Bridge, Huddersfield, HD8 0BP
Description:	Demolition of existing conservatory and erection of single storey rear extension and front porch with associated alterations
Recommending Officer:	Molly Storer

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 30-Jan-2026

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/93504
Location	2, Peace Hall Drive, Fenay Bridge, Huddersfield, HD8 0BP
Proposal	Demolition of existing conservatory and erection of single storey rear extension and front porch with associated alterations
Publicity end date	29 th January 2026
Number of representations received	Kirkburton Parish Council were consulted and raised no comment to the application
Kirklees Local Plan Allocation/Designation	Unallocated on the Kirklees Local Plan
Extension to Time (EoT)	No
Recommendation	Conditional Full Permission

	NO	YES
Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)	✓	
Contrary to previous decision	✓	
Called in by Ward Member	✓	
Significant number of representations received	✓	

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed places
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

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.

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 51** – Protection and improvement of air quality

Supplementary Planning Document 'House Extensions and Alterations' (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES NO /	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	

Planning History	Yes	94/93199 – Erection of 2 storey extension and conservatory – Conditional Full Permission. 97/93296 – Erection of extension to conservatory – Conditional Full Permission.
Consultations required	No	

Assessment

Description of development:

The application seeks planning permission for the demolition of the existing conservatory and erection of a single storey rear extension and front porch with associated alterations.

Single storey rear extension:

The rear extension would be on a similar footprint to the conservatory currently at the property. It would project 2.55m from the rear of the dwelling and would have a width of 6.4m. The height would be 3m from the rear decking level and 3.5m from the level of the front of the house. It will have a flat roof design with a roof lantern.

Front extension:

The front extension will be in the place of a bay window and will extend 0.65m from the front of the house and will have a width of 3m. It will have a height of 2.65m and a flat roof design which will carry over to a canopy which will cover the front entrance door.

Associated alterations:

Other alterations include an external paved area to the front of the house and recladding of the first floor.

The proposed materials for the scheme are to be timber cladding and white render.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	Yes – the garden area to the rear and the amenity space to the front would be retained.	
Be set behind the original building, and not projecting beyond the sides	Yes – the rear extension would be set behind the original side elevations.	
Maintain external access to the rear garden	Yes – access will be maintained to the rear garden.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The footprint of the proposal is considered to be in scale with the existing dwelling. The host is of a scale that the extension will not appear disproportionate. Furthermore, the extension will replace the unsympathetic addition of the conservatory with a more inkeeping addition.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Yes – does not cover more than half of the total area around the original house	
not exceed 4 metres in height	Yes – it does not exceed 4 meters in height	
not project out more than 3 metres from the rear wall of the original house for semidetached	Yes – the house is detached and the extension will project 2.55m.	

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	Yes – although the flat roof design means that the overall height is 3.5m the length will not exceed 3m.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	Yes – the extension would retain a gap of more than 1m to both sides.	

The Kirklees SPD sets out that front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

Single storey front extensions permitted where:	Yes - COMPLY	No - JUSTIFY
The house is set well back from the pavement or is well screened	Yes - the house and proposed extension will be set back from the highway as the property hosts a driveway and amenity space to the front.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	Yes – with a projection of only 0.65m and with it replacing a bay window, with a limited height of 2.65m it is considered that this is subservient to the original house. Front porches are also seen elsewhere within the street scene so will not appear out of place.	
The materials and design match the existing features of the original house		No - The proposed materials for the scheme are to be timber cladding and white render. Whilst cladding is currently present on the existing house, render will introduce a new material. However, the timber will tie in with the render creating a harmonious design

		which will reflect the modern renovation of the property. Furthermore, the property is located at a juncture on the street where there is a variety of materials present with no uniform appearance.
The extension would not unreasonably affect the neighbouring properties	Due to the size, scale and siting of the proposal in relation to neighbouring occupiers the proposal would not unreasonably affect the neighbouring properties. See below for further consideration on impact to neighbours.	

Design and Visual Amenity:

The site is a two storey detached property located within an area without notion within the Kirklees Local Plan. The property is situated within a residential road where the topography of the road slopes up. It is positioned on a corner plot with the front elevation facing onto Peace Hall Drive and the west elevation facing onto Fenay Bridge Road. The property is constructed from brick and timber cladding and has decking to the rear and west side and a driveway to the front.

The surrounding development consists of single and two storey semi-detached properties where the predominant construction material is red brick. A number of properties in the immediate area have been altered or extended in some regard.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
--	---	-------------------------	-------------------

Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The rear element will have limited views from public vantage points as it will be located to the rear and will be set well in from the elevations. The rear extension is a distance / design such that it is concluded to have an acceptable impact upon the street scene. The front extension will be limited in scale and other front extensions are seen within the streetscene resulting in no harmful visual impact.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Considered to be acceptable on the basis both being single storey and constructed from harmonising and acceptable materials as well as the removal/replacement of the existing conservatory in way of the rear extension.	
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Both single storey in height with the front element only extending 0.65m and the rear element replacing the existing conservatory.	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The proposed materials for the scheme are to be timber cladding and white render. Whilst cladding is present on the existing house, render will introduce a new material. However, the timber will tie in the render creating a harmonious design which will reflect the modern renovation of the property.	

Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Simple flat roof design considered acceptable.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Windows proposed in the front and rear elevations and one window is proposed to the west side elevation of the rear extension. Due to this replacing excessive glazing on the conservatory this is considered acceptable.	
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alterations to general access arrangements	

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity:

The main properties affected are:

4 Peace Hall Drive – property located to the east

Due to the topography of the street this property is situated on a significantly higher ground level. There are no additional windows facing this property and the rear extension would maintain a separation distance of over 4m to the property boundary – the same as the existing conservatory. Therefore, there is considered to be no significant impact to this property.

88 Fenay Bridge Road – property located to the front (north)

Impact to this property would be limited due to it facing onto a blank side elevation at this property. In any case, a separation distance of ~16m would be maintained and the glazing in the front elevation would only be brought forward by 0.65m.

39 and 41 Fenay Bridge Road – properties located to the west

Although there will be a window in the elevation facing these properties, this will replace excessive glazing from the current conservatory and is therefore considered to improve privacy. A separation distance of over 15m and no significant additional bulk and massing will mean there is no significant impact to these properties.

86 Fenay Bridge Road – property located to the rear (south) –

Impact to this property will be assessed below.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	The openings located within the rear elevation would have no material impact on privacy given that these would be at ground floor level. Furthermore, due to the existing conservatory having extensive glazing and the existing ~1.8m fence it is considered that the proposal would not cause any more impact than that which already exists.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	The projection of the rear extension would be the same as the existing conservatory and the rear fence would help to screen the extension. Therefore, it is considered that the additional impact to this property in terms of overbearing/loss of light will not be significant.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Acceptable level of remaining garden space	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Property hosts a driveway to the rear – no additional bedrooms proposed and existing parking arrangements would be unaffected. As such the proposal is considered in this respect.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plan however sufficient space within site boundary	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on trees	• KDP 13 of the SPD	N/A	N/A

	• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF		
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	While it is within a bat alert layer, the small scale alteration to the host would not have significant impacts to roosting potential. It is recommended that a bat informative be attached to notify the applicant of their private responsibilities if any signs of bats or potential to disturb those protected species are found.	✓
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.	✓
Drainage and Flood Risk	• KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP	The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
Kirkburton Parish Council raised no comment	Noted	N/A

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: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number: 2025/93504

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 accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Key Design 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

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan and Existing and Proposed Site plans	25.892 102	-	19/12/2025
Existing Elevations and Floor Plans	25.892 100	-	19/12/2025
Proposed Elevations and Floor Plans	25.892 101	-	19/12/2025
Application Form	-	-	19/12/2025
Climate Change Statement	-	-	19/12/2025

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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 30th January 2026