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:	**2025/62/93510/E**
Site Address:	23, Abbey Road, Shepley, Huddersfield, HD8 8EP
Description:	Erection of extensions and associated alterations
Recommending Officer:	Morgan Braithwaite

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: 20-Mar-2026

OFFICER REPORT

Site Description

23 Abbey Road, Shepley, Huddersfield, is a two-storey semi-detached dwelling faced in stone to the front and side elevation, while light coloured render features to the rear. The property benefits from a shared driveway which leads to private parking to the front and side of the property with amenity space located to the rear. Out buildings are located to the south of the application site. The dwellings which form the street scene are somewhat similar in scale, appearance and material palette. The area is semi-rural with access to local amenities.

The property is located within the Green Belt.

Description of Proposal

The application seeks planning permission for the erection of extensions and associated alterations. The extensions comprise of a front porch and a rear extension.

The porch is to project 1.6m from the principle elevation of the property and will span 3.4m. It will feature a pitched roof with a maximum height of 3.4m and an approximate eaves height of 2.5m.

The proposed rear extension is to project 2.6m and span 5m. The proposal is to feature a pitched roof with a maximum height of 4.3m and an approximate eaves height of 2.4m. Roof lights are to feature also.

It is proposed that the extensions are to be constructed of oak framing, timber cladding, natural stone slates and powder coated aluminium.

History of Negotiations/Amendments

Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2015 encourages negotiation/engagement between Local Planning Authorities and agents/applicants. As the proposal was considered acceptable as submitted, no amendments were sought.

Relevant Planning History

2002/92744: Erection of 2-storey extension – Conditional Full Permission

2002/94525: Erection of extension and alterations – Conditional Full Permission

2003/90842: Erection of extensions and alterations – Conditional Full Permission

2003/92594: Erection of 2 storey extension – Conditional Full Permission

2016/90196: Certificate of Lawfulness for detached garage – Cert of Lawful Opps Refused

2016/91310: Erection of detached garage – Conditional Full Permission

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: 13th February 2026

No representations were received as a result of the publicity.

Kirkburton Parish Council was notified of the proposal. No objections were received.

Consultation Responses

No consultations have been requested as part of the planning process.

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. 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
- **LP2** – Place shaping
- **LP 22** Parking
- **LP 24** – Design
- **LP57** – The extension, alteration or replacement of existing buildings

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 and beautiful places
- Chapter 13 – Protecting Green Belt Land

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.

Supplementary Planning Guidance

- House Extensions and Alterations SPD (June) 2021

Legislation

The Town and Country Planning Act 1990 (as amended).
Section 38(6) of the Planning Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

The following matters are considered in the assessment below –

1) Principle of development
1) Impact on visual amenity
2) Impact on residential amenity
3) Impact on highway safety
4) Other matters
5) Representations
6) Conditions
7) Conclusion

1) Principle of development

The site is without notation of 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 the 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 is considered acceptable, and the proposal shall now be assessed against all other planning considerations, including visual and residential amenity, as well as highway safety.

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".

Green Belt

LP57 states that proposals regarding the extension, alteration or the replacement of an existing building within the Green Belt are normally considered acceptable provided that the original building remains the dominant element both in terms of overall size and appearance. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building. The design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting. Chapter 13 of the NPPF states similar guidance in paragraph 154(c) which states that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Both elements of the proposal are minimal in their projection and overall scale; and therefore, shall not form disproportionate additions to the existing dwelling. The scale of each extension, along with the design, shall have negligible impact upon the openness of the Green Belt.

The existing dwelling shall remain the dominant element, with the proposals remaining in keeping with the host dwelling. Whilst the materials proposed will not entirely match that of the existing property, they will not detract from the Green Belt setting but shall work in cohesion with the rural location and compliment the surroundings.

<u>2) Impact on visual amenity</u>

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 proposals see the addition of two, single storey extensions which shall form subservient additions to the existing dwelling. The scale of the proposal will not dominate the existing dwelling, nor shall the design detract from the character of either the host dwelling or wider street scene. The materials selected, whilst not strictly matching that of the existing property, are complimentary of the existing materials, style of property and the rural nature of the area.

The property possesses a large area of amenity space to the south of the site, along with two outbuildings. Due to the minimal scale of the proposals, alongside the ample garden; sufficient amenity space shall be retained.

Having taken the above into account, the proposed extension 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.

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 designs 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.”

No.21 is the adjoining dwelling to the north of the application dwelling. The proposed works are to be single storey in scale and located to the west and south of the application property. It is further noted that the proposal to the west of the site shall be screened from no.21 by the applicant property itself, along with the boundary treatment which separates the dwellings.

West Barn and East Barn are located to the east of the application property. The proposed works are to be erected to the west and south of the application property; therefore, the front extension would be screened from the neighbouring dwellings by the applicant property itself. The proposed extension to the south would be predominantly screened by the boundary treatments separating the dwellings, along with the established trees which reside within the curtilage of the application property.

It is considered that the proposed works would have no significant impact with regards to overlooking, overshadowing/loss of light or overbearing impact.
The property possesses a large area of amenity space to the south of the site, along with two outbuildings. Due to the minimal scale of the proposals, alongside the ample garden; sufficient amenity space shall be retained.

In summary, the proposal would have no adverse impact upon the residential amenity of adjacent occupiers and would accord with Policy LP24 of the KLP and the Key Design Principals of the House Extensions and Alterations SPD.

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 does not involve the addition of any further bedrooms, nor does it see any alterations to the existing parking provision.

Therefore, the proposal 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 and Alterations SPD.

5) Other matters

Carbon Budget

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 pre-dates 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.

Bats

The property is located within a Bat Alert layer in the council's GIS system. A note has been added advising of how to proceed should bats be encountered on site.

6) Representations

No representations were received as a result of site publicity. The proposal was advertised by site notice, with the public consultation period ending 13th February 2026.

Kirkburton Parish Council was notified of the proposal. No objections were received.

7) 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.

9) Conclusion

The application to erect extensions and associated alterations at 23, Abbey Road, Shepley, Huddersfield, HD8 8EP 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.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Governments 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 CONDITIONAL FULL PERMISSION

Decision Authorisation – Delegated Powers
Application Number: 2025/93510
Officer Recommendation: Conditional Full Permission

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 and Alterations SPD and the aims 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 regulation 41 of the Conservation of Habitats and Species Regulations 2010. 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.

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	**Plan Reference**	**Version**	**Date Received**
Location Plan	3671 (LP) 01	-	05.01.2026
Proposed Block Plan	3671 (LP) 02	-	05.01.2026
Existing Elevations and Floor Plans	3671 (0-) 01	-	05.01.2026
Proposed Elevations and Floor Plans	3671 (0-) 07	-	05.01.2026

Climate Change Statement	Climate Change Statement	-	05.01.2026

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.

No alterations have been sought since submission as the proposals were considered to be acceptable in their original form.

Report Dated: 16th March 2026