

**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:	2025/62/93521/E
Site Address:	20, Oxford Drive, Gomersal, Cleckheaton, BD19 4TU
Description:	Erection of two storey side extension
Recommending Officer:	Jennifer Booth

DECISION - REFUSE

I hereby authorise the refusal 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: 23-Feb-2026

OFFICER REPORT

Site Description

20 Oxford Drive is a detached, brick built dwelling with a driveway and garden to the front, garage to the side and enclosed garden to the rear.

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 for a two storey side extension.

The extension is proposed to replace the existing outbuilding and would project 3.5m from the side wall of the dwelling, extending the depth of the property with a sloping roof and roof lights to the front and a two storey appearance at the rear.

The walls would be constructed using brick with tiles for the roof covering.

Relevant Planning History

2004/92473 - Conversion of part of garage to form study - permitted development

2021/90352 – erection of front dormer and two storey rear extension – approved

History of negotiations

Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2024 encourages negotiation/engagement between Local Planning Authorities and agents/applicants, this is only within the scope of the application under consideration. The plans raise concerns in terms of the scale of development and the prominence of the site. Amended plans have not been sought.

Representations

The application was advertised by site notice, which expired on 16/02/2026

As a result of the above publicity, no representations have been received.

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
- **LP 53** - Contaminated land

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
- Chapter 15 – Conserving and enhancing the natural environment

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 states 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 on to 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.

Paragraphs 5.15, 5.19 & 5.21 of the House Extensions & Alterations SPD are of relevance with regards to the side extension as they require the development proposed to be located and designed to minimise the impact on the character of the area, reflect the original building in terms of materials and detailing and ensure adequate space is retained to provide a sense of space.

The proposed side extension would present as a single-storey addition with a steeply pitched roof when viewed from the front but would read as a two-storey structure from the rear due to design of the property. The dwelling has already been extended to the side, with permission granted in 1979, resulting in an elongated form on a prominent corner plot. Further increasing

the width of the property in this highly visible location would create an appearance that is incongruous and out of keeping with the established character of the area. Whilst it is acknowledged that the proposed materials would match the existing dwelling, this would not sufficiently mitigate concerns regarding the design, scale, and overall visual impact of the development.

Having taken the above into account, the proposals would result in significant harm to the visual amenity of both the host dwelling and the wider street scene. The extension, by virtue of its form, scale and layout, would create an incongruous and visually intrusive addition in a prominent location, which would not appear subservient to the existing building. As such, the development fails to comply with Policy LP24 of the Kirklees Local Plan in respect of good design, conflicts with KDP 1 & 2 of the House Extensions & Alterations SPD, and does not accord with the aims of Chapter 12 of the National Planning Policy Framework, which seeks to ensure development is sympathetic to local character.

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.

Impact on 11 Oxford Drive

It is noted that the road itself provides a separation between the host property and the neighbouring dwelling on the opposite side of the road. Given the relationship between the dwellings, the proposed works would result in no overlooking, overshadowing or overbearing impact.

With regards to the impact on the neighbouring 11 Oxford Drive, 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 4 Oxford Drive

Similarly the dwelling to the north side of the dwelling is separated from the host property by the entrance into the cul de sac. Given the spatial relationship, there would be no overlooking, overshadowing or overbearing impact.

With regards to the impact on the neighbouring 4 Oxford Drive, 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. However, the parking area to the front of the property would not be affected by the proposed extension and is considered to 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:

Contaminated Land

The property is close to a potential source of contaminated land. However, given the limited scale of the domestic development, it is considered to be sufficient to include a condition regarding the reporting of unexpected contamination to comply with LP53 of the KLP.

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:

None

Proposed conditions

None as the recommendation is for refusal.

Conclusion:

This application to erect an extension to the side of 20 Oxford Drive 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.

The proposed side extension, by reason of its form, scale and layout in a highly prominent corner position, would result in an incongruous and visually intrusive addition that would cause harm to the visual amenity of both the host dwelling and the wider street scene. The development would not appear as a subservient or sympathetic addition and would fail to respect the established character of the area. To permit the proposals would be contrary to Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions & Alterations SPD, and the aims of Chapter 12 of the National Planning Policy Framework.

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. For the reasons set out above it is considered that the development would not constitute sustainable development and is therefore recommended for refusal.

Recommendation

Refuse

Decision Authorisation - Delegated Powers

Application Number: 2025/93521

Officer Recommendation: Refuse

Reasons for refusal

1. The proposed side extension, by reason of its form, scale and layout in a highly prominent corner position, would result in an incongruous and visually intrusive addition that would cause harm to the visual amenity of both the host dwelling and the wider street scene. The development would not appear as a subservient or sympathetic addition and would fail to respect the established character of the area. To permit the proposal would be contrary to Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions & Alterations SPD, and the aims of Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location plan	Lp	1119977	22/12/2025
Existing plans	JT-2512-PLN-A-001	1119975	22/12/2025
Proposed plans	JT-2512-PLN-A-002	1119973	22/12/2025
Climate change statement	-	1119970	22/12/2025

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 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.

The plans raise concerns in terms of the scale of development and the prominence of the site. Amended plans have not been sought.

Report Dated 19/02/2026

