

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:	2025/62/93523/W
Site Address:	23, Moor Park Avenue, Beaumont Park, Huddersfield, HD4 7AL
Description:	Erection of two storey side and rear extensions and front porch, alterations to roof including increasing height of eaves and associated works
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 16-Feb-2026

The Site

23, Moor Park Avenue is a two-storey semi-detached dwelling located in Beaumont Park, Huddersfield. The property is finished in white render with a concrete tile hipped roof incorporated above. To the front of the property is a lawned garden and driveway to the side, with a larger lawned garden to the rear.

The site is unallocated on the Kirklees Local Plan map.

The Proposal

The applicant is seeking planning permission for erection of two storey side and rear extensions and front porch, alterations to roof including increasing height of eaves and associated works.

The proposed two-storey extension projects 3.6 m from the side elevation of the host dwelling and extends 10 m in depth. It measures 5 m to the eaves and 6.2 m to the ridge. The extension wraps around the rear of the host dwelling, projecting 3 m and extending approximately 5 m across the rear elevation, where it adjoins the proposed single-storey rear extension that also projects 3 m from the rear elevation.

Externally, the extension is finished in white render with a concrete-tiled pitched roof. The single-storey element is finished with a flat roof.

Internally, the extension provides a snug, WC, utility room and kitchen/dining area at ground-floor level, with three bedrooms proposed at first-floor level.

A porch is proposed to the front elevation measuring 2.5m in width and 2m in depth. The eaves measure 2.1m in height with a total height of 3m to the ridge of the lean-to roof.

The height of the eaves of the host property would be increased from 4.2m to 5m, and the roof slope would be reduced to align with the adjoining neighbour. The existing front bay window would also be removed as part of the works.

History of Negotiations

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

Planning History

There is no planning history for the site which is considered relevant to the current proposal.

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 and a press 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).

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

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

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

Section 38(6) of the Planning and 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 upon visual amenity
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters
5. Representations
6. 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 for two-storey side extensions:

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 proposed extension is large in scale and exceeds the parameters set out within the SPD. The extension would not maintain the recommended 1 metre gap to the side boundary, instead retaining a reduced separation of approximately 0.5 metres. However, paragraph 5.9 of the SPD states that: “*Larger extensions may be acceptable in certain circumstances if this can be justified, such as where neighbouring houses have already been extended, and will be considered on a case-by-case basis.*”

The submitted plans indicate that the extension would project forward by 0.8 metres from the front elevation, which represents a departure from the SPD guidelines. In this instance, the design would reflect that of the adjoining neighbour, which similarly benefits from a modest forward projection. As such, the proposal would not appear unduly prominent or incongruous when viewed within the context of the wider street scene. When assessed in relation to the host dwelling, the extension would remain clearly subservient, incorporating a limited width and a set-down ridge height, resulting in a balanced and proportionate addition. Officers therefore consider the forward projection of the two-storey side extension to be acceptable and not harmful to the visual amenity of the area.

The SPD advises that adequate spacing between buildings should be retained to preserve a sense of openness, which is important to the character of an area. In this case, although the proposal would retain a reduced gap to the northern side boundary that falls below SPD recommendations, a degree of separation would nonetheless remain. The difference in ground levels between the properties would assist in preventing a terracing effect, while the hipped roof design would further reduce visual massing and help maintain a sense of space between buildings. While spacing between properties is characteristic of the area, it is also noted that surrounding dwellings vary in terms of design and scale, with the majority being detached. For these reasons, the two-storey side extension would not result in undue harm to the visual amenity of the area or the host property.

Turning to the rear extension, this would comprise a combination of two-storey and single-storey elements, projecting up to 3 metres from the rear elevation. The two-storey element would be finished with a hipped roof, while the single-storey section would incorporate a flat roof. Given the modest projection, scale, and design, officers consider that the extension would have an acceptable visual impact. The scale of development accords with the parameters set out in the SPD and would remain subservient to the host dwelling, without appearing obtrusive when viewed from the rear.

The proposed plans also indicate that the extensions would be finished in materials to match the host property, including white rendered finishes and matching roof tiles.

With regard to the front extension, this would measure 2.5 metres in width and project 2 metres from the front elevation of the dwelling. The extension would be set well back from the pavement, retaining a separation distance of approximately 8 metres. It would be small and subservient in scale, with materials matching those of the existing dwelling. As such, the porch would not result in harm to the character or appearance of the host property or the wider street scene.

In addition to the extensions, a number of alterations are proposed, including an increase in eaves height from 4.2 metres to 5 metres, a reduction in the roof pitch to align with the adjoining neighbour, and the removal of the existing

front bay window. These alterations would help to maintain visual symmetry between the application property and the neighbouring dwelling and would not result in any adverse visual impacts. Given their limited scale, the alterations are considered to be in keeping with surrounding properties and sympathetic to the host dwelling.

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.”*

With regard to privacy, the submitted plans indicate that a single window is proposed within the side elevation at ground floor level, alongside glazing to the front and rear elevations at both ground and first floor levels. The ground floor side window would serve a WC and would face existing boundary treatments and the detached garage associated with 25 Moor Park Avenue, thereby limiting any potential for overlooking.

The proposed front-facing windows would overlook the highway, while the rear-facing windows would be positioned approximately 16 metres from No. 16 Moor Close. Due to the orientation of this neighbour, the proposal would face the side elevation of No. 16, which includes a small first-floor side window, likely serving a hallway or bathroom. Given the separation distances,

orientation, and the limited nature of the affected openings, the proposal is not considered to result in any significant loss of privacy to the occupants of neighbouring properties.

With regard to loss of light and outlook, the proposal would have the most impact upon 25 Moor Park Avenue to the north. The development would introduce additional bulk and massing at two-storey height closer to the shared boundary; however, it would remain set approximately 6 metres from the side elevation of No. 25 and would be partially screened by the existing detached garage serving that property. It is also noted that No. 25 occupies a higher ground level relative to the application site and contains windows facing towards it. Notwithstanding this, officers consider that the combination of the separation distance retained, the modest overall height of the extension, and the difference in ground levels would ensure that any change in outlook would not be overbearing or oppressive. Furthermore, the presence of existing built form between the two dwellings already limits the degree of overbearing, and the hipped roof design serves to reduce perceived bulk and orientate massing away from No. 25. For these reasons, the proposal would not result in a material loss of light or outlook or cause harm to the residential amenity of neighbouring occupiers.

Turning to the rear extensions, these would extend up to the common boundary with No. 21, with a separation of approximately 0.3 metres at ground floor level and 3 metres at first floor level. The submitted plans demonstrate that a 45-degree line, when taken from the shared boundary, would be maintained in relation to the two-storey element. As such, this element is not considered to result in an unacceptable loss of light or outlook to the occupants of No. 21. While the plans do not explicitly demonstrate compliance with a 45-degree line when taken from the centre of the closest window in respect of the single-storey rear extension, officers note that this element would be limited in height to approximately 2.8 metres and would project only 3 metres from the rear elevation. Given its modest scale and single-storey form, any associated loss of light would be minor and would not be detrimental to neighbouring living conditions.

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 advice within Chapter 12 of the National Planning Policy Framework.

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 in the dwelling from three to four. The Council's SPD recommends that a four-bedroom dwelling should be provided with three off-street parking spaces. Although the development would result in the loss of the internal garage, the existing front driveway would be retained and is sufficiently large to accommodate off-street parking for the dwelling.

As a result, adequate parking provision would remain available on site, and the loss of the garage would not lead to a material reduction in parking capacity. The proposal is therefore not considered to result in harm to existing parking provision or to cause unacceptable pressure on on-street parking.

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 partially 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 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.

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: 2025/93523

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).

1. 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

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 & Existing Site Plan	TR-A25-1202-A2	-	22/12/2025
Existing Grouped Plans	TR-A25-1202-A3	-	22/12/2025
Existing 3D Views	TR-A25-1202-A4	-	22/12/2025
Location & Proposed Site Plan	TR-A25-1202-A5	-	22/12/2025
Proposed Grouped Plans	TR-A25-1202-A6	-	22/12/2025
Proposed 3D Views	TR-A25-1202-A8	-	22/12/2025
Application form	-	-	22/12/2025
Climate Change Statement	-	-	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 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 were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 10/02/2026

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