

**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>2026/62/90127/E</b>
Site Address:	Squirrel Lodge, 19, Liversedge Hall Lane, Liversedge, WF15 7DP
Description:	Demolition of existing garage, outbuilding and porch and erection of two storey side and rear extensions, single storey front extension, erection of front porch with balcony and associated alterations
Recommending Officer:	Edward Cheseldine

**DECISION - REFUSED**

**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.**

Emma Thompson

***AUTHORISED OFFICER***

**Date: 13-Mar-2026**

## **Officer Report**

2026/90127 - Squirrel Lodge, 19, Liversedge Hall Lane, Liversedge, WF15 7DP

### **Site Description**

19 Liversedge Hall Lane is a two-storey, detached dwelling formed of natural stone exterior walls with a pitched roof clad in stone slates. The building features double chimney stacks, outbuilding and archway, amongst other features. It is set back from Liversedge Hall Lane, containing a moderately sized front garden and modest rear garden. The curtilage includes a spread of mature trees and shrubs. To the front of the building is protected tree 03/91/t3.

### **Proposal Description**

The applicant is seeking permission for demolition of existing garage, outbuilding and porch and erection of two storey side and rear extensions, single storey front extension, erection of front porch with balcony and associated alterations.

The two-storey side extension will be 5.20m(w) x 10.40(l) with an eaves height of 5.25m and a ridgeline height of 7.20m. Built with a mix of tumble and ashlar stone with stone roof slates.

The two-storey rear extension will be 16.00m(w) x 3.65(l) with a ridgeline height of 7.15m. The roof will be formed of three gable-ends with valley gutters. Walling materials will be tumble stone with stone roof slates.

A central glazed gable-end will be erected on the front elevation of the building, it will be 3.75m(w) x 1.80m(l) with an eaves height of 5.00m and a ridgeline height of 7.20m.

Additional alterations include the construction of two front balconies and stone portico.

In order to build the side extension, the existing garage will be demolished.

### **Amendments / Negotiations**

Paragraph 1.11 of the House Extensions & Alterations Supplementary Planning Document (2021) specifies that, 'Proposals which depart from the guidance set out in this SPD will need to provide a full justification'.

It is considered that the development significantly departs from the design principles outlined within the document and that overcoming the policies could not be achieved through minor amendments or justifications.

The Kirklees Development Management Charter (2024) states, if proposals require significant amendments this be stated clearly to applicant and a decision issued.

In this case, an email was sent to the applicant to confirm the proposal would require significant amendments to overcome planning concerns. The applicant submitted revised plans on 10 March 2026 removing the single-storey rear projection and other minor amendments. Additionally, a justification has been received, authored by the assigned planning agent. It is considered that the development significantly departs from the design principles outlined within the House Extensions & Alterations Supplementary Planning Document and that overcoming the policies could not be achieved through minor amendments or justifications.

The application has been determined on the revised plans.

### **Public Representation**

The application was advertised by way of a site notice, which expired on 06 March 2026. As a result, six letters of objection were received. The representations raised the following summarised observations / concerns:

- Building work currently causes disturbances to local residents and will so do in the future.
- Extensions are disproportionate to the existing house.
- Visual appearance of the building would be altered changing it to be dwelling that is not in keeping with the surrounding area.
- The area has former coal mining activity, ground conditions may be an issue.
- There will be a loss of light, sunlight and an overshadowing impact to residents within neighbouring properties.
- Windows have a direct relationship with private neighbouring areas, resulting in a loss of privacy for neighbouring residents.
- Balconies will result in a loss of privacy to neighbouring occupants.

- The scale of the extension is beyond the constraints of the plot.
- Bright lighting has been installed which is visually intrusive.
- Foundations of the property and neighbouring properties may be affected.

Planning matters relating to the points raised above will be assessed throughout the report, with a conclusion to the responses published within the *Representation* section of the report.

## **Relevant Planning History**

### Application site

2025/92875 – HHPD extension – Refused

### 17 Liversedge Hall Lane

2011/92440 - Erection of single storey extension- Permission granted

2002/91332 – Erection of porch and show room - Permission granted

98/91026 – Erection of conservatory - Permission granted

### 1 Hall Close

2007/92693 – Erection of ground floor extension and dormers - Permission granted

2005/93705 – Erection of conservatory - Permission granted

## **Consultation Responses**

No consultation was required for this application.

## **Policy & Legislation**

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 located 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 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 30 – Biodiversity & Geodiversity
- LP 33 – Trees

### National Policies and 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.

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 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

- Chapter 15 –Conserving and enhancing the natural environment

### House Extensions & Alterations Supplementary Planning Document

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

### Kirklees Highways Design Guide SPD (2019)

- Key Design Driver 20: Parking standards

### **Assessment**

- 1) Principle of Development
- 2) Impact on Visual Amenity
- 3) Impact on Residential Amenity
- 4) Impact on Highway Safety
- 5) Environmental Matters
- 6) Representations
- 7) Conclusion

### 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 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.

These issues along with other policy considerations will be addressed below.

### Impact on Visual Amenity

The National Planning Policy Framework sets out to achieve a high level of design. Paragraph 131 outlines this ethos, 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'

Paragraph 133 continues this theme by indicating that 'To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.'

Kirklees Planning Authority have published such guidance within their House Extensions & Alterations Supplementary Planning Document (2021), it expands Policy LP24 (design) of the Kirklees Local Plan. Within which, criterion a) & c) are relevant.

*a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*

*c. 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;*

In principle, an extension that significantly increases the volume of a house, should retain the character of the host dwelling and character of the surrounding area. Extensions should respect the site context when viewed from the roadside and the constraints of the plot. Alterations that will be visible should make a positive contribution, working in harmony with the surrounding built and natural environment.

- Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document states '*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.*'
- Key Design Principle 2 of the House Extensions & Alterations Supplementary Planning Document states '*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 immediate vicinity of the application site is a stretch of Liversedge Hall Lane that includes a row of three dwellings, set within an area of trees and shrubs. These three dwellings are set back from the roadside by approximately 28 metres. The adjacent properties to the application dwelling have benefited from extensions. There is a mix of styles, materials and designs found within the buildings. To the rear of the application site are dwellings set along Victoria Road and Hall Close.

In terms of the wider building group, there are detached properties on the opposite side of Liversedge Hall Lane. These are predominately; large dwellings set within generous residential curtilages.

The application seeks permission for extensions to the side, rear and front of the dwelling, which would significantly increase the scale of the building. The proposed development would form a two-storey wrap-around extension, effectively doubling the size and massing of the existing dwelling.

When considered in the context of the immediate surrounding area, the proposed development would appear substantially larger than the adjacent neighbouring properties due to its increased vertical and spatial footprint. While some neighbouring dwellings have previously been extended and may have relatively large footprints, these extensions are predominantly single-storey in scale, which helps to limit their visual impact.

In contrast, larger dwellings located on the opposite side of Liversedge Hall Lane benefit from deeper residential plots than the application site and are typically set within more spacious grounds.

In relation to the host dwelling, the proposed side extension would increase the width of the building by 5.20 metres, representing an approximate 50% increase to the width of the front elevation. The extension is set down from the main ridgeline by only 10mm, which is a negligible reduction and fails to meaningfully offset the increased massing. Furthermore, the extension is not set back from the principal elevation.

As a result, the design of the proposal does not adequately mitigate the additional mass created by the extension to the side of the dwelling. When viewed from the public realm along Liversedge Hall Lane, the extension would appear as a continuation of the existing building, resulting in a bulky and dominant form.

Measures to reduce the perceived mass of the extensions have not been incorporated into the design. Consequently, it cannot be concluded that the extension would appear subservient to the original dwelling.

In this case, the proposed side extension would replace an existing single-storey garage, which currently provides a break in the built form and helps to preserve the sense of space between the dwellings. Paragraph 4.20 of the House Extensions and Alterations Supplementary Planning Document states that “when assessing the impact that an extension or alteration may have, regard will be given to the established character of an area and the existing feeling of openness.”

In this instance, the proposed side extension would not preserve this sense of space between the dwellings. It is acknowledged that neighbouring properties adjacent to the site have been extended towards the application property; however, these extensions are single-storey or 1.5-storey in height.

It is considered that a side extension could potentially be accommodated on the site if it were appropriately designed. However, due to the scale and massing of the proposed development, the extension in its current form would not be acceptable.

Front extensions are visually prominent, they should be carefully designed to preserve the character of the host dwelling and the wider character of the surrounding area. The property currently benefits from an existing single-storey stone porch.

In this case, a two-storey glazed front extension is proposed. The extension would measure approximately 3.75 metres in width across the front elevation and extend up to the height of the main ridgeline of the dwelling. As a result, the proposal would significantly increase the bulk of development at the front of the property, creating an overly large and visually prominent addition.

The ridgeline of the extension would project approximately 4.70 metres forward of the main ridgeline of the dwelling. Given that the existing dwelling has an overall depth of approximately 5.80 metres, this projection represents a substantial proportion of the building’s depth. Consequently, the extension

would appear top-heavy, with the forward projection disrupting the existing horizontal roof form and resulting in an unbalanced appearance.

The extension would be fully glazed up to roof level, resulting in a prominent and visually dominant feature. The extensive glazing would contrast sharply with the natural stone walls of the original dwelling, detracting from the character and architectural features of the property.

When considered cumulatively with the proposed side and rear extensions, it cannot be concluded that the original dwelling would remain the dominant element of the building in terms of scale or overall appearance. The combined impact of the proposed additions would result in the extensions competing with, rather than appearing subservient to, the original dwelling.

The proposal would therefore be contrary to Policy LP24 a & c and Key Design Principle 1 & 2, due to the increase bulk, vertical massing and design of the proposed extension and alterations, failing to respect the character of the host dwelling and character of the wider building group.

#### 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, minimising the impact on residential amenity of future and neighbouring occupiers. The House Extensions and Alterations Supplementary Policy Document goes into further detail with respect to outlining principles.

- Key Design Principle 3, *'extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours'*.
- Key Design Principle 4, *'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.'*

It has been considered to what extent the proposed alterations will impact neighbouring occupiers of dwellings in the vicinity.

#### *Impact on 17 Liversedge Hall Lane*

17 Liversedge Hall Lane is located adjacent to the north-west of the application site. No. 17 has side-elevation windows within the single-storey sections of the

building and at first-floor level. Skylights are also present within the single-storey extension.

In terms of privacy, the proposed includes a high-level side-elevation window that provides light to the swimming pool area. Elevation plans indicate that this window will be obscure-glazed. If the application were approved, a condition would require this window to be obscure glazed to protect the privacy of neighbouring and future occupiers.

Additionally, the view from rear windows will be affected due to the extensions. From the rear bedroom window, the skylights may be visible from these windows, this would only occur at an angled view towards the ground-floor roof. The skylight windows are positioned at a high level. Considering the changes in angle and height, there is sufficient mitigation, and the impact is therefore considered acceptable.

A balcony will be positioned at the front of the building, providing a view of approximately 6.80 metres towards the private outdoor space of this property. If the application is approved, a condition will require the installation of a privacy screen to mitigate these views, given their proximity.

In terms of light and outlook, No. 17 has existing side-elevation windows. The separation distance between No. 17 and the shared boundary is 1.0 metre. For the proposed extension, a 1.50-metre space to the side will be maintained when measured from the middle of the extension. It is noted that the single-storey garage building is positioned directly abutting the boundary.

When considering the impact, a gap has been retained to the side of the property to allow light to reach the side windows. In terms of spacing, the proposal complies with the separation distances set out in paragraph 5.22 of the Kirklees House Extensions & Alterations Supplementary Planning Document. The window layout of No. 17 ensures that habitable rooms will not be affected by the relationship between the two buildings, given the orientation of the dwellings. On this basis, the impact on light and outlook is considered acceptable for this property.

#### *Impact on 1 Hall Close*

1 Hall Close is set adjacent south-east of the application site. It is a 1.5 storey dwelling.

In terms of privacy, a side window is proposed to provide light to a kitchen/diner. This window will not have a direct line of sight to 1 Hall Close, as it is screened by the existing dwelling; therefore, the relationship is considered acceptable.

A balcony will be positioned at the front of the building, providing a view of approximately 5.40 metres towards the private outdoor space of this property. If the application is approved, a condition will require the installation of a privacy screen to mitigate these views.

In terms of loss of light or outlook, the location of the extensions and alterations will not result in any impact on the occupants of the dwelling.

#### *Impact on 3 Hall Close*

3 Hall Close is located to the east of the application site, its rear elevation is aligned with the rear garden space of the application property.

In terms of privacy, a proposed side-elevation window in the two-storey rear extension will provide light to a kitchen/diner. This window is approximately 14 metres from the rear elevation of 3 Hall Close, which contains a first-floor bedroom window. Paragraph 4.10 of the Kirklees House Extensions & Alterations Supplementary Planning Document recommends a minimum separation of 21 metres between facing windows of habitable rooms, both of which are classified as habitable under paragraph 4.13. As such, the proposed window would reduce the privacy of the occupiers of 3 Hall Close, conflicting with Key Design Principle 3 of the Supplementary Planning Document and Policy LP24(c) of the Kirklees Local Plan.

In terms of a loss of light or outlook, due to the location of the extensions and alterations, there will be no impact to the occupants of the dwelling due to the distance from the alterations.

#### *Impact on 5 Hall Close*

5 Hall Close is located to the north-east of the application site. The rear elevation of the proposed extension faces directly onto the rear area of No. 5. This property has one ground-floor window on the rear elevation, as well as windows on the side elevation.

In terms of privacy, new first floor windows will be installed. On the first-floor level the nearest window is indicated as an office space. It projects an additional 3.65 metres from the existing windows which are currently bedroom windows.

In terms of impact, the nearest first-floor window lights an office and is angled away from the existing windows in No. 5. There will be a change to the observable distance to this property and its rear outdoor space; however, a garage provides some screening of the rear area, and additional soft

landscaping further mitigates the view. It is noted, however, that these landscaping features could be removed in the future.

The applicant has indicated that the rear-elevation windows would be obscured up to 1.80 metres from floor level. This could reduce the amount of natural light available to future occupiers and is generally not desirable. However, given the relationship with No. 5, as detailed above, the arrangement is considered acceptable.

#### *Impact on 2 Victoria Road*

2 Victoria Road is located to the north of the application site. The rear outdoor plot is aligned directly to the rear of the proposed side/rear extension. There are ground floor and first-floor windows on the rear of the No.2.

In terms of privacy, new first-floor windows are proposed to light a bedroom, which would be approximately 7.10 metres from the rear outdoor space of the neighbouring property. Currently, the nearest first-floor window on the existing property lights a bedroom and is set away from the position of the proposed bedroom windows. The garden of 2 Victoria Road is not currently overlooked, as surrounding buildings are either single-storey or have side-elevation windows with an angled line of sight toward this space. Figure 7 of the Kirklees House Extensions & Alterations Supplementary Planning Document advises that a distance of 10.5 metres should be maintained between habitable windows and undeveloped land to avoid overlooking into private areas. In this instance, given that the garden is not presently overlooked, the proposed arrangement would result in a loss of privacy, and the 10.5-metre separation should be maintained.

The applicant has indicated that the rear-elevation windows of the bedroom would be obscured up to 1.80 metres from floor level. This could reduce the amount of natural light available to future occupiers and is generally undesirable. In this case, Officers have not been asked to alter the internal layout of the building, as changes would require significant amendments.

In terms of a loss of light or outlook along with overbearing, it is considered that the proximity of the rear extension to the boundary at the rear would not be sufficient to avoid a loss of amenity to the neighbouring occupants.

A site sections or a plan showing the relationship to neighbouring properties has not been submitted with the application.

#### *Impact on the Amenity of Future Occupiers*

Consideration must also be given to the amenity of future residents of the proposed dwelling, in order to provide a high standard of amenity as per LP24b of the Kirklees Local Plan.

The submitted plans confirm a poor standard of amenity to the first-floor bedroom within the rear elevation. This room is classed as a habitable room, would have no outlook and would receive limited light due to their contrived internal layout which includes obscured and high level windows. For these reasons, it is considered that the proposal would provide an unacceptable standard of living for future occupants and would fail to accord with LP24(b) of the Kirklees Local Plan, and Paragraph 135 (f) of the National Planning Policy Framework.

### Impact on Highway Safety

Policy LP21 states all proposals should ensure the safe and efficient flow of traffic within the development and on the surrounding highway Network.

Policy LP22 and the Kirklees Highways Design Guide Supplementary Planning Document are relevant insofar as they relate to parking provisions.

The proposal will result in the increase in the number of bedrooms for the dwelling, resulting in a two-bedroom dwelling becoming a four-bedroom dwelling. Kirklees parking guidance states, four-bedroom dwellings should be accommodated with three off-street parking spaces.

The property benefits from a long driveway that could accommodate tandem parking due to the single occupation of the building which is sufficient in accommodating the number of bedrooms for the proposed alterations.

### Environmental Matters

#### *Ecology*

Paragraphs 187, 193, 194 and 195 of 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.

The application site is located in a bat alert layer on the Councils GIS mapping system. A cautionary note should be added to the decision notice, subject to

approval, that if bats are found during the development, then work must cease immediately and the advice of a licensed bat worker sought.

### *Trees*

Policy LP33 of the Kirklees Local Plan states that the Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.

The site includes a protected tree (03/91/t3) which is situated to the front of the site. The tree is approximately 26 metres from the front of the dwelling, which includes modest front alterations. Due to the distance the roots and coverage of the protected tree will not be impacted.

### *Carbon Budget*

The proposal is a small scale development. 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.

### **Representations**

It has been considered whether the objections brought forward would have a material weight in the decision for planning permission.

Material weight has been considered for the following, assessments are concluded in the paragraphs above;

### *Visual Amenity*

- Visual appearance of the building would be altered changing it to be dwelling that is not in keeping with the surrounding area.
- The scale of the extension is beyond the constraints of the plot.
- Extensions are disproportionate to the existing house.

*Officer Comment: Officer assessment has concluded the proposal will not comply with design policies in terms of the character of the area and host dwelling. Details are set out in the report above.*

- Bright lighting has been installed which is visually intrusive.  
*Officer Comment: External lighting is not subject to this application.*

## *Residential Amenity*

- Windows have a direct relationship with private neighbouring areas, resulting in a loss of privacy for neighbouring residents.  
*Officer Comment: It has been considered the proposed will result in a loss of privacy to the occupants of surrounding properties 3 Hall Close & 2 Victoria Road.*
- Balconies will result in a loss of privacy to neighbouring occupants.  
*Officer Comment: If the application was set for approval, it would be conditioned obscured screening was erected on the side of the balconies.*
- There will be a loss of light, sunlight and an overshadowing impact to residents within neighbouring properties.  
*Officer Comment: It is not considered the proposal would result in an impact on these matters that would be refusable. Details are set out in the report above.*

## *Other Matters*

- Building work currently causes disturbances to local residents and will so do so in the future.  
*Officer Comment: Disturbances for building works are not a material consideration in the planning process. Minimal weight has been afforded to these comments.*
- The area has former coal mining activity, ground conditions may be an issue.  
*Officer Comment: Applications for householder extensions are not subject to an assessment in terms of previous coal mining activity as they are exempt from consultation from the Mining Remediation Authority.*
- Foundations of the property and neighbouring properties may be affected.  
*Officer Comment: Paragraph 197 of the NPPF states, 'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner'.*

## **Conclusion**

The application for extensions and alterations to 19 Liversedge Hall Lane has been assessed against relevant policies in the development plan as listed in the policy section of the report, including the House Extensions & Alterations Supplementary Planning Document, the Kirklees Local Plan and National Planning Policy Framework and other material considerations.

The extensions, by way of scale, vertical mass and appearance, would have a detrimental impact to the host dwelling and character of the area, appearing incongruous and dominant. Furthermore, it would result in a detrimental impact to the occupants of 3 Hall Close due to the proximity of side elevation outlooks from a kitchen/dining area towards a bedroom area. The plans indicate a poor standard of amenity to the upper floor rear facing bedroom which would have no outlook and would receive limited light.

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.

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 not constitute sustainable development and is therefore recommended for refusal.

## **Recommendation**

## **Refuse**

### **Reasons for Refusal**

1. The extensions proposed, due to scale, vertical mass and appearance, would have a detrimental impact on the host dwelling and character of the area, appearing incongruous and dominant, and therefore contrary to the Kirklees House Extensions and Alterations Supplementary Planning Document, Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.
1. The side elevation window of the two-storey rear extension would lead to a detrimental impact to the privacy of occupants of 3 Hall Close due to the close proximity of outlook from habitable windows contrary to Policy LP24 (b) of the Kirklees Local Plan, as well as Principle 3 & 4 of the Kirklees Extension & Alterations SPD and Paragraph 135 (f) of the National Planning Policy Framework.

2. The extensions proposed would result in a poor standard of amenity to the occupants of the upper floor rear facing bedroom which would have no outlook and receive limited light due to the internal layout which includes a high-level window with obscure glazing. Therefore, the proposal would provide an unacceptable standard of living for future occupants and would fail to accord with Policy LP24(b) of the Kirklees Local Plan and Paragraph 135(f) of the National Planning Policy Framework.
  
3. The development proposed due to the scale and proximity to neighbouring properties and amenity space would result in an overbearing impact to the detriment of the neighbouring occupants contrary to Policy LP24 (b) of the Kirklees Local Plan, as well as Principle 3 & 4 of the Kirklees Extension & Alterations SPD and Paragraph 135 (f) of the National Planning Policy Framework.

**Plans and specifications schedule: -**

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan	2025-19LHL-01	-	19 January 2026
Existing / Proposed site plans	2025-19LHL-02	revA	11 March 2026
Existing floor plans	2025-19LHL-03	-	19 January 2026
Proposed floor plans	2025-19LHL-05	revA	11 March 2026
Proposed roof plan	2025-19LHL-06	revA	11 March 2026
Existing elevations	2025-19LHL-04	-	19 January 2026
Proposed elevations	2025-19LHL-07	revA	11 March 2026
Climate change statement	-	-	19 January 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 has, 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.

Paragraph 1.11 of the House Extensions & Alterations Supplementary Planning Document specifies that, 'Proposals which depart from the guidance set out in this SPD will need to provide a full justification'. It is considered that the development significantly departs from the design principles outlined within the document and that overcoming the policies could not be achieved through minor amendments or justifications.