

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:	2026/62/90134/E
Site Address:	26, Mount Gardens, Cleckheaton, BD19 3QH
Description:	Demolition of existing garage and erection of side extension and front porch, including alterations to roof, loft conversion with front and rear dormers and associated works
Recommending Officer:	Jennifer Booth

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-May-2026

OFFICER REPORT

Site Description

26 Mount Gardens is a brick built, semi-detached bungalow with gardens to the front, side and rear.

The property is located on a residential street with properties of a similar age and style, backing onto a bowling green.

Description of Proposal

The application is seeking planning permission to demolish the existing garage and erection of side extension and front porch, including alterations to roof, loft conversion with front and rear dormers and associated works.

The porch would have a width of 2.4m and a projection of 1.3m with a pitched roof form.

The side extension would project 3.6m from the original side wall of the dwelling, extending the depth of the dwelling with a 1m single storey element. The roof would be pitched to the side with a small hip over the single storey element.

The walls of the side extension would be constructed using brick to the front with render to the side and rear, whilst the porch would be rendered with tiles for the roof covering.

The front dormers would each have a width of 1.8m and a height of 1.9m with pitched roof forms. The face and cheeks would be clad with vertically hung tiles.

The rear dormer would have a width of 6m, over the original dwelling with a height of 2.5m. The roof form would be flat and the face and cheeks would be clad with vertically hung tiles.

Relevant Planning History

None

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

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

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 does state 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.

The proposal under consideration consists of 4 distinct elements which shall be addressed below.

Front porch

Paragraph 5.13 of the House Extensions & Alterations SPD states that front extensions are highly prominent in the street scene. As per paragraph 5.14 of the House Extensions & Alterations SPD, careful consideration needs to be given to ensure that they are carefully designed to limit the potential for them to erode the character, they should be small and subservient to the main house and constructed using appropriate materials.

The proposed front porch would be relatively modest in scale, ensuring that it remains proportionate to the existing dwelling and does not appear overly dominant within the plot. It is also important to note that similar porch

structures are already present within the surrounding street scene, meaning the addition would not appear out of character or visually intrusive in the wider context.

Furthermore, the use of render as a finishing material would introduce a subtle contemporary element, providing a clean and refreshed appearance. This would help to enhance the overall aesthetic of the property, contributing positively to its visual update while maintaining harmony with neighbouring properties.

Front dormers

Paragraph 5.26 of the House Extensions & Alterations SPD requires consideration of the wider area and surrounding buildings when considering whether a front dormer is appropriate. Dormers should be well-designed and small in scale.

The proposed front dormers would be symmetrically positioned within the roof plane, creating a balanced and orderly appearance that aligns well with the overall design of the dwelling. Their placement would ensure that the main roof remains the dominant architectural feature, preserving the original form and character of the property.

Given their considered scale and arrangement, the dormers would sit comfortably within the existing roof structure and would be viewed as an acceptable addition, both in terms of design and their impact on the wider street scene.

Side extension

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, whilst positioned flush with the existing building line and without a set-back or set-down, would retain an appropriate degree of separation from the side boundary. This ensures that the development would not appear unduly cramped or overbearing within the plot.

In terms of its design and external appearance, the extension is considered appropriate and in keeping with the style and character of the host property. The use of materials, including brick and render, would complement the existing dwelling and contribute to a cohesive and sympathetic overall appearance.

It is also noted that there are a number of other extensions within the surrounding area, demonstrating that the street scene is not entirely uniform or homogeneous in its built form. As such, the proposal would not appear out

of character or visually incongruous, and its impact on the wider area is considered to be acceptable.

Rear dormer

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The proposed rear dormer would extend across a substantial portion of the original roof plane, and as such has the potential to appear prominent. However, it is proposed to be finished in vertically hung tiles, which would help to visually break up its massing and soften its overall appearance. This choice of material would assist in ensuring that the dormer sits more discreetly within the roofscape.

It is also noted that similar rear dormer extensions can be found within the wider area, indicating that such additions are a recognised feature of the locality. In this context, the proposal would not appear unusual or out of keeping, and its overall impact is considered to be acceptable in this instance.

Cumulative Impact

The proposal does involve several additions to the property. However, in this instance, due to the context and size of the application site, there will be limited harm to the existing property and the wider street scene and the cumulative impact is acceptable on visual amenity ground.

Having taken the above into account, the proposals 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, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

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.

There are no properties to the rear which could be affected by the works proposed.

Impact on 24 Mount Gardens

Given the separation and angling between the host property and the adjacent neighbour, the proposals would result in no overlooking, overshadowing or overbearing.

With regards to the impact on the adjacent 24 Mount Gardens, 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 28 Mount Gardens

The porch is limited in terms of the scale and set back from the shared boundary with the adjoining dwelling. As such, there would be no overlooking, overshadowing or overbearing.

The dormers would be set up within the roof slope within limited potential to result in overshadowing or overbearing. The front dormer would look over the road and the rear dormer would look towards the bowling green with limited potential for overlooking.

The side extension would be constructed on the opposite side of the dwelling to the adjoining dwelling and as such, there would be no potential for overlooking, overshadowing or overbearing.

With regards to the impact on the adjoining 28 Mount Gardens, 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 33 & 35 Mount Gardens

The properties on the opposite side of the road are sited between 18m and 21m from the site. Given the separation and spatial relationship, the works proposed would result in no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 33 & 35 Mount Gardens, 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 plans show the provision of a parking area to the side of the property which 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:

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

Negotiations:

None

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.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a porch, front dormer, side extension and rear dormer at 26 Mount Gardens 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. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposals are considered to be acceptable.

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 constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number: 2026/90134

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and 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 & Alterations SPD and the aims of the National Planning Policy Framework.

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

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	Reference	Web ID	Date Received
Location Plan	01	1122263	20/01/2026
Existing & Proposed Site Plans, Floor Plans and Roof Plan	02	1122375	20/01/2026
Existing & Proposed Elevations	03	1122376	20/01/2026
Climate Change Statement	-	1122377	20/01/2026

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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated 12/05/2026