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:	**2026/62/90243/E**
Site Address:	7, Plover Drive, Healey, Batley, WF17 8BA
Description:	Erection of extensions and alterations to detached garage to form home office
Recommending Officer:	Nicole Helliwell

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-Apr-2026

Officer Report

Reference No. 2025/62/90243/E

Site Address: 7, Plover Drive, Healey, Batley, WF17 8BA

Proposal: Erection of extensions and alterations to detached garage to form home office.

Site Description

The application relates to 7 Plover Drive, a two-storey end terrace property situated in Healey, Batley. The dwelling is faced in brick for the external walls and incorporates a dual-pitched roof finished in grey roof tiles. The neighbouring properties are of residential use and comprise brick built dwellings of varying sizes and architectural styles. The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within close proximity.

Description of Proposal

The application seeks planning permission for the erection of extensions and alterations to the existing detached garage to form a home office. The resultant outbuilding would have an overall length of approx. 8.9m, a depth of approx. 4.1m and an overall height of approx. 3.5m. The outbuilding would be faced in brick for the external walls and would feature a dual-pitched roof finished in grey roof tiles.

Relevant Planning History

- **93/01540:** Erection of 24 no. Dwellings and garages. Planning application details | Kirklees Council– Conditional Full Permission
- **92/05020:** Erection of 24 dwellings. Planning application details | Kirklees Council – Conditional Full Permission
- **91/01646:** Outline application for residential development. Planning application details | Kirklees Council – Refused (Appeal Upheld)
- **90/02278:** Outline application for residential development. Planning application details | Kirklees Council – Withdrawn

Representations

The application was publicised by site notice, which expired on 2nd March 2026. As a result of the above publicity, no representations have been received.

Consultation Responses
Not Applicable.

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. The most relevant policies for consideration in this case are:

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 51** - Protection and Improvement of Air Quality
- **LP 52** - Protection and Improvement of Environmental Quality

Supplementary Planning Guidance/Documents:
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.

In this case, the following SPDs are applicable:
- Highways Design Guide SPD (adopted 4th November 2019)
- House Extensions and Alterations SPD (adopted 29th June 2021)

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, 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 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

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.

Assessment

1. 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 and Alterations SPD and Chapter 12 of the NPPF, regarding design.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

2. Impact on Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (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 SPD goes onto 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 NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and*

development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Extensions and Alterations to Existing Garage

The application seeks permission for extensions and alterations to the existing detached garage to form a home office. The resultant outbuilding would have an overall length of approx. 8.9m, a depth of approx. 4.1m and an overall height of approx. 3.5m. The extensions and alterations would be constructed in brick with grey roof tiles to match the appearance of the original build. Although the structure would have a larger scale than the existing garage, it would appear subservient in relation to the host dwelling and would have limited visibility from public vantage points along Plover Drive. The outbuilding would also retain a setback of approximately 13m from the public pavement which would reduce its prominence. For these reasons, it is considered that the proposed development would respect the character and appearance of the host property and wider street scene.

Summary

Having taken the above into account, the proposed development 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, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

3. 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 SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

Impact on 43 Healey Street

43 Healey Street is a two-storey detached property located to the north and occupies an elevated position relative to the application site. The proposed development would be sited approximately 12m from the side elevation of no.43. However, given the change in levels and the angled position of no.43, officers consider that the proposed development would not have a direct relationship with the neighbouring dwelling and therefore would not cause any

adverse overlooking, overbearing or overshadowing harm to the residential amenity of the neighbouring occupants.

Impact on 5 Plover Drive

5 Plover Drive is a two-storey end terrace property located to the west of the application site. The submitted plans confirm that the resultant outbuilding would be larger in size and positioned in close proximity to the common boundary shared with no.5. However, given that the resultant structure would occupy a similar position to the existing garage and would be screened to some extent by the existing boundary treatment, it is not considered to cause any additional overlooking, overbearing or overshadowing harm to the residential amenity of the neighbouring occupants, over and above the existing arrangements on site.

Impact on 9 Plover Drive

9 Plover Drive is the mid-terrace property that adjoins to the host dwelling to the east. The submitted plans confirm that the proposed development would occupy a position approximately 3.2m from the common boundary shared with no.9. Although the structure would surpass the 45 degree angle in relation to the neighbour's rear fenestration, given that the outbuilding would be set away from the common boundary and would occupy a similar position to the existing garage, it is considered that there would be no undue harm to the neighbour's residential amenity as a result of the proposed works.

Furthermore, it is noted that fenestration would be installed within the eastern elevation of the structure. However, given that the structure would be single storey in height and the fenestration would face towards the existing boundary fence and is not considered to result in any further harm with regard to overlooking.

Occupier Amenity

The plans confirm that sufficient outdoor amenity space of a functional layout would be retained at the site. On this basis, the proposed works would ensure an acceptable standard of amenity for existing and future occupants.

Summary

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 and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed alterations would not intensify the domestic use at the dwelling. However, the submitted plans demonstrate that the existing garage would be altered to a home office as part of the application. It is noted that there is sufficient space within the driveway to accommodate two vehicles which would be a sufficient provision for a three bedroomed dwelling. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

5. 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 relevant to the determination of this application.

There are no other matters relevant to the determination of this application.

6. Representations

No representations were received following the statutory publicity.

7. Negotiations

Amendments were sought during the course of the application to address inconsistencies with the submitted drawings. The revised drawings received were considered acceptable.

8. Conclusion

This application for the erection of extensions and alterations to the existing detached garage to form a home office at 7 Plover Drive has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is 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. 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: 2026/90243
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 to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP21, LP22, LP24, LP51 and LP52 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The extensions and alterations to the existing garage hereby approved shall in all respects match those used in the construction of the existing building. The

materials of construction shall thereafter be retained for the lifetime of the development.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims 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**	**Revision**	**Date Received**
Location Plan	PP-14654561v1	-	28/01/2026
Existing & Proposed Floor Plans and Elevations	AR-02	01	06/04/2026
Design and Access Statement	-	-	28/01/2026
Climate Change Statement	-	-	28/01/2026

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. The Case Officer undertook negotiations with the agent to secure amended plans. The revised drawings received addressed previous inconsistencies with the plans and were considered acceptable.

Report Dated: 07/04/2026