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:	**2026/62/90524/E**
Site Address:	Lower Halstead Farm, Halstead Lane, Thurstonland, Huddersfield, HD4 6XT
Description:	Demolition of existing garage, erection of part single storey/part two storey rear extension, two storey front extension, single storey side extension with glass link and associated external alterations
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: 06-May-2026

Officer Report

Reference No. 2026/62/90524/E

Site Address: Lower Halstead Farm, Halstead Lane, Thurstonland, Huddersfield, HD4 6XT

Proposal: Demolition of existing garage, erection of part single storey/part two storey rear extension, two storey front extension, single storey side extension with glass link and associated external alterations

Site Description

The application relates to Lower Halstead Farm, a two-storey detached property located in Thurstonland, Huddersfield. The site is located within the designated Green Belt on the Kirklees Local Plan and forms part of Lower Halstead Farm. The property was built in the 1990s as an agricultural workers dwelling and is faced in stone with a dual-pitched roof finished in tiles. The site is not within a conservation area, nor are there any listed buildings in close proximity. However, Public Right of Way (KIR/120/20) is located east of the application site.

Description of Proposal

The application seeks planning permission for the erection of a part single storey/part two storey front extension, a two storey rear extension, a single storey side extension with glass link and associated external alterations. The existing garage will be demolished as part of the application. The proposed works are summarised below:

- Single storey side extension (projection approx. 6.4m (projection approx. 7.9m including glass link), overall height approx. 6.35m and eaves height approx. 2.8m to 3.7m due to changes in ground levels)
- Two storey front extension (projection approx. 3m, overall height approx. 7.23m and eaves height approx. 5.27m)
- Part single storey/part two storey rear extension (projection approx. 1.2m at ground floor level and approx. 2.7m at first floor level, overall height approx. 6.6m and eaves height approx. 5.3m)
- Alteration to fenestration within the western elevation of the dwelling

History of Negotiations/Amendments Received

No amendments have been sought or received during the course of the application.

Relevant Planning History

- **2020/93663:** Erection of extensions and alterations. Planning application details | Kirklees Council - Conditional Full Permission
- **2012/93165:** Erection of single and two storey extension. Planning application details | Kirklees Council - Conditional Full Permission
- **2010/92355:** Erection of two storey extension with sun lounge. Planning application details | Kirklees Council – Refused
- **2005/95050:** Erection of two storey extension and conservatory. Planning application details | Kirklees Council – Conditional Full Permission
- **95/91305:** Erection of farmhouse with integral garage. Planning application details | Kirklees Council – Approval of Reserved Matters
- **94/92283:** Outline application for erection of farm workers dwelling. Planning application details | Kirklees Council – Conditional Outline Permission

Representations
The application was publicised by site notice, which expired on 8th April 2026. As a result of the above publicity, no representations have been received.

Parish/Town Council Comments
Kirkburton Parish Council – No comments 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 located within the designated Green Belt 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** - Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity & Geodiversity
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 57** - Extension, Alterations or Replacement within Green Belt

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: -

- House Extensions and Alterations SPD (adopted 29th June 2021)
- Highways Design Guide SPD (adopted 4th November 2019)
- Biodiversity Net Gain Technical Advice Note (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) updated 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. Most specifically in this instance, the below chapters are of most relevance:

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 4** - Decision-Making
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 13** - Protecting Green Belt Land
- **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 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.

Assessment

1. Principle of Development

Impact on the Green Belt

The application site is located within the designated Green Belt on the Kirklees Local Plan (KLP). As such, the proposal will be assessed having regard to KLP Policy LP57 and Chapter 13 of the NPPF. The National Planning Policy Framework and the Kirklees Local Plan both support limited extensions to

buildings within the Green Belt. For extensions within the Green Belt to be acceptable, it is essential that they should not impact on the open character of the Green Belt nor be discordant in themselves or in relation to the host property.

Paragraph 2.12 of the House Extensions and Alterations SPD states that when considering any application, substantial weight will be given to any harm to the Green Belt and applications may be refused if it is considered that the development would result in the encroachment of urban character into a countryside setting.

Paragraphs 153 and 154 of the National Planning Policy Framework states that certain forms of development are exceptions to 'inappropriate development'. One of these is the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building

The host property is a residential dwelling located off Halstead Lane. In respect of the openness of the Green Belt, openness has been established to have both a visual and spatial aspect. The proposal would introduce additional built development within the Green Belt which would have some effect on the character and openness.

It is noted that the host dwelling has not previously been extended. However, having looked at the planning history for the site, planning permission has been granted for extensions and alterations under planning application reference no. 2005/95050, 2012/93165 and 2020/93663 which have not been implemented.

The proposed additions (part single storey/part two storey front extension, two storey rear extension and single storey side extension with glass link) would equate to a percentage increase in floor space by approximately 62% over that of the original house. Whilst it is acknowledged that this is a large increase, it is also noted that there is no formal definition of disproportionate additions and each application must be assessed on its own merits. Previous case law has demonstrated that the assessment of disproportionate additions cannot be made purely in a mathematical way by reference to size when measured in floor space, volume or mass, but that appearance and visual impact are an important part of a proper evaluation. In this instance, weight is given to the effect of the proposal on the openness of the Green Belt and on the character and appearance of the area. The proposed development would have an acceptable scale relative to the original dwellinghouse and given the size of the host property and its associated curtilage, it is considered that the proposal would not have any detrimental impact on the character or openness of the green belt. On this basis, it is considered that the proposed development would preserve

openness and would constitute appropriate development in the Green Belt in accordance with Policy LP57 of the Kirklees Local Plan and the guidance contained within Chapter 13 of the NPPF.

In respect of the above, 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.

1. 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."*

<u>Single Storey Side Extension with Glass Link</u>

The proposed single storey extension would project approx. 6.4m from the eastern elevation of the dwelling and would extend approx. 7.9m cumulatively with the proposed glass link. The enlargement would be constructed from black standing seam metal cladding for the external walls and roof and would be heavily glazed. Whilst the appearance of the extension would contrast from the appearance of the original build, given the context of the site and its location, it is considered that the proposed development would be acceptable with regard to its material palette. Whilst the extension would have a large footprint, it would feature a lower ridge line which would enhance its subservience to the original build. Additionally, with regard to its scale, it is considered that the property and its curtilage would support the extension without it appearing incongruous or amounting to overdevelopment. Therefore, it is considered that the proposed development would respect the character and appearance of the host property and wider street scene.

<u>Part Single Storey/Part Two Storey Rear Extension</u>

The proposed part single storey/part two storey rear extension would project approx. 1.2m at ground floor level and approx. 2.7m at first floor level from the rear elevation of the dwelling. The enlargement would be constructed from stone for the external walls and tiles for the roof to match the appearance of the original build. The extension would also be modestly proportioned and would feature a lower ridge line which would enhance is subservience to the host dwelling. For these reasons, it is considered that the proposed development would respect the character and appearance of the host property and wider street scene.

Two Storey Front Extension

The proposed two storey extension would project approximately 3m from the northern elevation of the dwelling. Although the extension would project forward of the principal elevation and would be flush with the existing ridge line, it would have an acceptable scale relative to the original build and would retain a distance of approx. 47m from public vantage points along Halstead Lane. The extension would also be predominately built in black standing seam metal cladding for the external walls and roof and would be heavily glazed which would introduce a contemporary element to the building. Whilst this would contrast from the appearance of the original dwellinghouse, given the context of the site and its location, it is considered that the proposed development would be acceptable with regard to visual amenity.

Alterations to Fenestration

The application would see alterations made to the fenestration within the western elevation of the dwelling. Given that the alterations proposed would be in keeping with the style of the original build, it is considered that the proposed alterations would respect the visual amenity of the host dwelling and the surrounding area.

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, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

2. 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 Lower Halstead Farm

Lower Halstead Farm is a two-storey detached property located south-west of the application site. The submitted plans confirm that the proposed development would occupy a position approximately 25m from the front elevation of Lower Halstead Farm. It is also noted that the dwellings would be offset and would not have a direct relationship. Therefore, the proposed development would not cause any adverse overlooking, overbearing or overshadowing harm to the residential amenity of the neighbouring occupants, over and above the existing arrangements on site.

Having considered the above factors, the development proposed would have an acceptable impact upon the residential amenity of the neighbouring occupants and would comply 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.

3. 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. Whilst the submitted plans demonstrate that the existing garage would be demolished 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.

4. 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.

Public Right of Way

It is noted that public footpath KIR/120/20 runs along the eastern boundary of the application site. However, due to the location of the proposed works, it is considered that there would be no impact upon the PROW's setting.

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

5. Representations

No representations were received following the statutory publicity.

6. Conclusion

This application for the erection of a part single storey/part two storey rear extension, a two storey front extension, a single storey side extension with glass link and associated external alterations at Lower Halstead Farm has been assessed against relevant policies in the development plan as listed in the policy section of the report, 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 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: 2026/90524
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 Policies LP1, LP2, LP21, LP22, LP24, LP30, LP52 and LP57 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 part single storey/part two storey rear extension hereby approved shall in all respects match those used in the construction of the existing building and retained thereafter.
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 Chapters 12 and 16 of the National Planning Policy Framework.

4. The single storey side extension hereby approved shall be faced in black standing seam metal cladding for the external walls and roof with the exception of the glass link. 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 Chapter 12 of the National Planning Policy Framework.

5. The two storey front extension hereby approved shall be faced in black standing seam metal cladding for the external walls and roof. 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 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	Revision	Date Received
Location Plan	(EX)002	-	23/02/2026

Existing GA	(EX)001	A	23/02/2026
Proposed GA	(20)001	-	23/02/2026
Block Plan	(20)002	-	23/02/2026
Climate Change Statement	-	-	23/02/2026

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. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter.

Report Dated: 29/04/2026