

# **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>2026/62/90530/E</b>                                                                                                                             |
| Site Address:         | 1, Sycamore Croft, Skelmanthorpe, Huddersfield, HD8 9UX                                                                                            |
| Description:          | Erection of single storey side extension to connect to existing garage, conversion of existing garage into habitable room and widen existing drive |
| Recommending Officer: | Morgan Braithwaite                                                                                                                                 |

#### **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: 08-Jul-2026**

## **OFFICER REPORT**

### **Site Description**

1, Sycamore Croft, Skelmanthorpe, Huddersfield, HD8 9UX is a two-storey detached dwelling faced in stone. A detached double garage located to the south, it is noted that the garage is shared and half the garage belongs to 5, Sycamore Croft; further parking provision is located on the driveway also to the south of the property. Amenity space is located to the east of the site.

The dwellings which form the street scene are somewhat similar in scale, appearance and material palette. The area is predominantly residential with access to local amenities.

### **Description of Proposal**

The applicant seeks permission for the erection of a single storey side extension to connect to existing garage, conversion of existing garage into habitable room and widening of existing drive.

The proposed side extension is to project 3m and span 6.7m in length; infilling the space between the existing dwellinghouse and garage. The proposal is to feature a pitched roof with a maximum height of 2.9m and an approximate eaves height of 1.6m. A roof light is also to feature.

The garage is to be converted to form a home gym and w/c.

New external doors and windows are to be installed to the east and west elevations of the proposed extension and conversion.

The widening of the existing driveway shall see an increase to approximately 4.9m in width; this is to be increased from the existing 3.3m width. From the submitted plans, measurements show that three vehicles could be parked on the driveway with tandem parking utilised.

The proposed works are to be constructed with materials matching that of the existing dwellinghouse.

### **History of Negotiations/Amendments**

Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2015 encourages negotiation/engagement between Local Planning Authorities and agents/applicants. As the proposal was considered acceptable, no amendments were sought.

### **Relevant Planning History**

2014/91628: Erection of 85 dwellings and associated infrastructure - SOF - SECTION 106 FULL PERMISSION

2015/93464: Discharge of conditions 2,4,5,6,8,11,12,16,17,18,22,23,26 and 27 for previous planning permission 2014/91628 for erection of 85 dwellings and associated infrastructure - DCS - DISCHARGE OF CONDITION(S) SPLIT DECISION

2016/90389: Discharge of conditions 19 and 24 on previous planning permission 2014/91628 for erection of 85 dwellings and associated infrastructure - DCA - DISCHARGE OF CONDITION(S) APPROVED

2016/91482: Discharge of conditions 20 (bat roost and bird nesting) and 21 (lighting scheme) on application 2014/91628 for erection of 85 dwellings and associated infrastructure - DCS - DISCHARGE OF CONDITION(S) SPLIT DECISION

2016/91897: Variation of condition 3 (approved plans and specifications) on previous permission 2014/91628 for erection of 85 dwellings and associated infrastructure - RMC - REMOVAL OR MODIFICATION OF CONDITION(S)

2016/93709: Work to TPO(s) 13/14 & 05/99 – GRANTED

2018/90693: Works to trees TPO 5/99 13/14 – GRANTED

2025/90933: Certificate of lawfulness for proposed loft conversion with rear dormer - CERT OF LAWFUL OPPS GRANTED

### Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 3<sup>rd</sup> April 2026

An objection was received as a result of site publicity. The objection states that the planning notice was displayed on 13<sup>th</sup> March 2026 with a 21 day requirement and has requested an extension to review plans.

Denby Dale Parish Council were informed of the proposal. No objections or further comments were received as a result of this notification.

### Consultation Responses

#### *Highways*

KC Highways have been informally consulted regarding the application due to the partial garage conversion and widening of the driveway. KC Highways made no objection to the proposal as sufficient amenity space is retained.

### 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. 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
- **LP2** – 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. 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

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.

#### Supplementary Planning Guidance

- House Extensions and Alterations SPD (June) 2021

## Legislation

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

Section 38(6) of the Planning Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

## Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conditions
- 8) Conclusion

### 1) Principle of development

The site is without notation of 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 the 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 is considered acceptable, and the proposal shall now be assessed against all other planning considerations, including visual and residential amenity, as well as highway safety.

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that: The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

### 2) Impact on visual amenity

Policy LP24 (Design) of the Council’s adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application. Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the

character of the locality. Principle 7 of the House Extensions and Alterations SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The proposed works relate to a single storey side extension, garage conversion and widening of the existing drive. The design of the proposed works is respectful of the host dwelling and wider street scene, whilst also retaining and enhancing the character. The alterations and additions also form subservient additions to the host dwelling. Sufficient amenity space shall be retained due to the proposed works taking place to the south of the site and the amenity space being located to the east.

Having taken the above into account, the proposed extension 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.

### 3) Impact on residential amenity

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: “extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.
- Principle 4 – that: “extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”
- Principle 5 – that: “extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.
- Principle 6 – that: “extensions and alterations should not unduly reduce the outlook from a neighbouring property.”

3, Sycamore Croft is the neighbouring dwelling to the south-east of the application property and who utilises half of the driveway and half of the detached garage. The proposal would see the addition of a single storey extension which connects with the section of garage owned by no.3; it is noted that Certificate of Ownership – Certificate B has been signed by the occupants of no.3. Due to the location of the extension and the lack of further additions in terms of height or projection from the garage conversion and widening of the driveway; it has been deemed by officers that the proposed works represent no harm in terms of overlooking, overshadowing/loss of light or overbearing impacts.

Nos. 5-9 Sycamore Croft would have some visibility of the proposed works in terms of the adjoining extension. However, due to the design of the proposal and relationship between the dwellings, officers do not anticipate nos. 5-9 to be adversely or unduly affected by the proposed works in terms of overlooking, overshadowing/loss of light or overbearing impacts.

In summary, the proposal would have no adverse impact upon the residential amenity of adjacent occupiers and would accord with Policy LP24 of the KLP and the Key Design Principles of the House Extensions and Alterations SPD.

#### 4) Impact on highway safety

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

The proposed works would see the intensification of the domestic use of the property as well as alterations to existing parking provision. However, sufficient parking provision can be provided within the curtilage of the dwelling.

Therefore, the proposal 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 and Alterations SPD.

#### 5) Other matters

##### *Carbon Budget*

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

##### *Bats*

The property is located within a Bat Alert layer in the council's GIS system. A note has been added advising of how to proceed should bats be encountered on site.

#### 6) Representations

One representations were received as a result of site publicity. The proposal was advertised by site notice, with the public consultation period ending 3<sup>rd</sup> April 2026.

An objection was made as a result of site publicity. The objection states that the planning notice was displayed on 13<sup>th</sup> March 2026 with a 21 day requirement and has requested an extension to review plans.

*Officer response: The site noticed was displayed during a site visit which took place on Friday 13<sup>th</sup> March 2026 and was displayed for 21 days. As such, the application was advertised for the statutory notice period.*

#### 7) 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 condition

#### 8) Conclusion

The application to erect a single storey side extension to connect to the existing garage, conversion of existing garage to habitable room and the widening of the existing driveway at 1, Sycamore Croft, Skelmanthorpe, Huddersfield, HD8 9UX 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.

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                      CONDITIONAL FULL PERMISSION**

**Decision Authorisation – Delegated Powers**

**Application Number:** 2026/990530

**Officer Recommendation:** Conditional Full Permission

#### 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 and Alterations SPD and the aims of the National Planning Policy Framework.

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

**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 and Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

**NOTE:** Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

**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                    | Plan Reference | Version | Date Received |
|------------------------------|----------------|---------|---------------|
| Location Plan                | 2633-D-20-001  | -       | 26/02/2026    |
| Grouped Plans and Elevations | 2633-D-20-002  | -       | 26/02/2026    |
| Existing Floor Plans         | 2633-D-20-003  | -       | 26/02/2026    |
| Existing Elevations          | 2633-D-20-005  | -       | 26/02/2026    |

|                      |               |   |            |
|----------------------|---------------|---|------------|
| Proposed Floor Plans | 2633-D-20-004 | - | 26/02/2026 |
| Proposed Elevations  | 2633-D-20-006 | - | 26/02/2026 |
| General              | CCS           | - | 26/02/2026 |

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.

No alterations have been sought since submission as the proposals were considered to be acceptable in their original form.

Report Dated: 8th July 2026