

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:	2026/62/90564/E
Site Address:	Briar Mead, Pinfold Lane, Mirfield, WF14 9JA
Description:	Demolition of existing garage and erection of replacement single storey extension with link to rear of existing dwelling
Recommending Officer:	Faiza Bano

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.

Kerri Simpson

AUTHORISED OFFICER

Date: 02-Jul-2026

OFFICER REPORT

Application Reference: 2026/90564

Site Description

The application site relates to Briar Mead, Pinfold Lane, Mirfield, WF14 9JA, a detached bungalow which is partially attached to a neighbouring single storey structure and faced with stone and roofed with tiles. The property is situated within a non-linear street scene and is surrounded by dwellings of varying size, scale, character, appearance, and age. The bungalow benefits from a hard-standing parking area and an area of amenity space to the front, with additional garden space located to the rear; and has an access road that runs along the front and side of the property.

Description of Proposal

The proposed development seeks planning permission for the demolition of the existing detached garage and the erection of a replacement single-storey extension to the rear of the existing dwelling.

The extension would project approximately 7.2 metres from its point of connection and span a width of approximately 6.7 metres. It would have an eaves height of approximately 3.1 metres and would be designed with a hipped roof form, resulting in an overall maximum height of approximately 5.2 metres. The hipped roof design helps to reduce visual bulk and ensures a sympathetic relationship with the proportions and roofscape of the existing dwelling.

In terms of appearance, the proposed extension would be finished in materials chosen to match the existing house, ensuring visual continuity and a cohesive design. External walls would comprise stone and render to match the existing dwelling, while the roof would be finished in tiles to match the existing roof. These materials are intended to ensure that the extension integrates well with the host property and respects its architectural character.

In addition to the submitted plans, the application is supported by a Climate Change Statement and a Planning Statement.

History of Negotiations / Amendments Received

No amendments have been requested by officers.

Relevant Planning History

2024/92490: The proposal is for erection of single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The

maximum height of the extension is 4m, the height of the eaves of the extension is 2.9m - Refused

2024/93049: The proposal is for erection of single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 2.9m - Not Required

2024/92864: Erection of single storey rear extension with associated internal and external works - Conditional Full Permission

Representations

The application was advertised by site notice, which expired on 07/04/2026

As a result of the above publicity, one representation has been received, and the comments are outlined as followed:

- The objector argues the proposal would result in a disproportionate enlargement, increasing the dwelling by over 120% compared to the original, following a recent approximate 80% increase.
- The cumulative scale is considered contrary to SDP Section 4.2, materially altering the character of the original bungalow.
- Amenity concerns include increased height and scale, potential overshadowing, and an incongruous appearance (SDP Section 4.25).
- The proposal is stated to exceed guidance on size and siting for extensions (SDP Section 5.6).
- Access and inclusivity issues are raised, including loss of external rear access and limited disabled accessibility (SDP Sections 4.43, 4.46, 5.51).
- Concerns are noted regarding restricted access via a narrow shared drive.
- The objector also questions the accuracy of submitted plans and ownership details.
- Overall, further extension is considered unjustified given the existing scale of the dwelling.

Consultation Responses

KC Highways Development Management – No objections.

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.

The site is within Mirfield Neighbourhood Area. There is no made Neighbourhood Development Plan (NDP) within the Mirfield Neighbourhood Area at present. Furthermore there is no emerging NDP to be considered as a material consideration in assessment of this application. Further details on the progress of neighbourhood development plans in the district can be found at: <https://www.kirklees.gov.uk/beta/planning-policy/neighbourhoodplanning.aspx>

However, the Mirfield Design Guide 2002 is still of relevance and requires development to be in keeping with the area.

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.

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.

In this instance, the proposal relates to the demolition of an existing detached garage and the erection of a single-storey extension to the rear of the existing dwelling. The site is located within a residential area characterised by semi-detached/detached dwellings set within generous plots, where extensions of varying scale and form are evident. Given its siting to the side and rear of the dwelling, the proposal would not be prominent when viewed from the street scene and would not alter the outward-facing character of the area. The hipped roof form, modest eaves height of approximately 3.1 metres and overall height of approximately 5.2 metres ensure that the extension reads as a secondary element when viewed in relation to the host dwelling and surrounding properties. As such, the development is considered to respect the appearance and local character of the area, in accordance with Key Design Principle 1.

Although the proposal would increase the footprint of built development on the site, it replaces an existing detached garage and remains single storey in form, which limits its overall visual impact. The extension would project approximately 7.2 metres with a width of around 6.7 metres; however, its scale is considered proportionate when viewed in the context of the generous plot and the evolved form of the host dwelling.

Whilst an objection raises concerns under SDP Section 4.2, this policy is not applied as a rigid percentage-based restriction, and in this instance its underlying aim is met, as the extension would appear proportionate and subordinate rather than excessively dominant. The use of a hipped roof reduces perceived bulk, and the incorporation of matching materials, including stone, render and roof tiles, ensures a cohesive and integrated appearance. Overall, the extension would remain visually subordinate and would not harm the character or appearance of the host dwelling, in accordance with Key Design Principle 2.

Paragraphs 5.1 and 5.2 of the SPD provide more specific guidance for rear extensions, emphasising the need to maintain the quality of the residential environment, respect the proportions of the original dwelling and use appropriate materials. In this case, although the extension is linked to the rear of the house, it is not a simple rear projection, but a replacement structure connected by a linking element. The single-storey form, combined with the hipped roof design, ensures that the scale remains appropriate and does not unduly increase the perceived bulk of the dwelling. The proposal respects the proportions of the existing house and preserves a balanced relationship between built form and private garden space. The use of matching materials further ensures that the extension appears as a natural evolution of the dwelling rather than an incongruous addition.

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.

Properties to the Front

There are residential properties located immediately to the front of the application site. However, the proposed extension is positioned to the rear of the dwelling and is set back significantly from the site frontage. Due to this siting, the scale of the extension, and existing separation distances, the proposal would not be visible from, nor have any adverse impact upon,

properties opposite the site in terms of outlook, privacy or light. As such, no harm to the amenity of these neighbouring occupiers is identified.

Midway

With regard to Midway, located to the north of the application site, officers note that the relationship between this property and the proposed extension is such that there would be no material loss of privacy, light or outlook. The single-storey nature of the extension, combined with its siting within the applicant's plot, ensures that it would not appear overbearing or intrusive when viewed from this neighbouring dwelling as it is located approximately 10 metres away from the shared boundary and a greater distance from the neighbouring dwelling.

Inglenook

Inglenook, located to the south of the application site, would experience the erection of a single-storey extension to the rear of the applicant's dwelling. However, Inglenook is set back from the shared access road and benefits from screening in the form of an established hedge along the boundary. Given this spatial relationship, together with the modest height and hipped roof form of the extension, it is not considered that there would be an unacceptable loss of privacy, daylight or outlook. The proposal would therefore comply with Key Design Principles 3, 5 and 6 in relation to this property.

Gardeners Cottage

Gardeners Cottage shares a boundary with the application site. Officers note that the proposed extension would be located a significant distance away from the shared boundary and would remain single storey in form. As a result, the development would not give rise to overlooking, overshadowing or an overbearing impact. The amenity of occupants at Gardeners Cottage would therefore be preserved, in accordance with Policy LP24(c) and the SPD guidance.

Properties to the Rear

Due to the position of the extension relative to the site boundaries and the orientation of neighbouring dwellings, officers consider that there would be no impact on properties located to the rear of the application site. The proposal would not introduce new overlooking or significantly affect daylight or outlook to any rearward neighbouring properties.

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 proposal will not result in a significant intensification of domestic use of the site. Whilst the development would increase the number of bedrooms within the dwelling, the Local Highway Authority has confirmed that the proposal would not give rise to any highway safety concerns. Kirklees Council Highways Development Management has assessed the scheme and concluded that, although the existing garage would be removed, the dwelling would continue to benefit from a driveway capable of accommodating at least three off-street parking spaces, which meets the parking standards set out in the Kirklees Highway Design Guide for a four-bedroom dwelling. Furthermore, no alterations are proposed to the existing access arrangements, with access continuing to be taken from the private road connecting to Pinfold Lane, and there would be no impact on the nearby Public Right of Way.

In addition, the proposed development would not require the relocation of bin storage facilities, ensuring that refuse storage and collection arrangements would remain unchanged. As such, the scheme would not result in additional on-street parking pressure, obstruction of the access road, or increased disturbance to neighbouring occupiers.

Having regard to the above, it is concluded that the proposal would not result in harm to highway safety or residential amenity. The development therefore complies with Policy LP22 of the Kirklees Local Plan, which seeks to ensure that development does not adversely impact upon the amenity of existing and future occupants, and accords with Key Design Principles 15 and 16 of the House Extensions & Alterations SPD relating to parking provision, access arrangements and servicing.

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:

The application was advertised by site notice, which expired on 07/04/2026

As a result of the above publicity, one representation has been received, and the comments are outlined as followed:

- Concerns are raised that the proposal would result in a disproportionate enlargement, increasing the dwelling by over 120%

compared to the original, following a recent approximate 80% increase.

- The cumulative scale is considered contrary to SDP Section 4.2, materially altering the character of the original bungalow.
- Amenity concerns include increased height and scale, potential overshadowing, and an incongruous appearance (SDP Section 4.25).
- The proposal is stated to exceed guidance on size and siting for extensions (SDP Section 5.6).
- Access and inclusivity issues are raised, including loss of external rear access and limited disabled accessibility (SDP Sections 4.43, 4.46, 5.51).
- Concerns are noted regarding restricted access via a narrow shared drive.
- The objector also questions the accuracy of submitted plans and ownership details.
- Overall, further extension is considered unjustified given the existing scale of the dwelling.

Officer's Response:

The concerns raised have been fully considered; however, the Local Plan does not impose fixed percentage limits on extensions and policies are not applied as rigid numerical thresholds for this type of development. In this case, the proposal is considered proportionate and subordinate to the host dwelling and its generous plot, and it is not considered that it would appear dominant or incongruous. Whilst the extension would exceed the footprint and height of the existing garage, its single storey form, hipped roof design and appropriate siting ensure that it would not give rise to unacceptable overshadowing, loss of outlook or overbearing impact.

The relevant SPD guidance has been taken into account in the assessment of the proposal. Although the development does not fully align with all guideline standards, the guidance is one material consideration in the overall planning balance. Having regard to the particular circumstance of the site, the proposal is considered to accord with Policy LP24 of the Kirklees Local Plan. Further, the proposal would not result in the unacceptable loss of usable amenity space. There is no policy requirement to retain external rear access or provide enhanced accessibility within a private dwelling with respect to single storey extensions. Highway officers have raised no objections, confirming that access and parking arrangements are acceptable.

Concerns have been raised regarding the ownership certificate and associated application documentation. These are procedural matters which have been reviewed as part of the application process. The application has been submitted with Certificate B and the applicant has confirmed that the required notice has been served. The Local Planning Authority is satisfied that the application can be determined.

Negotiations:

None

Conclusion:

This application 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: 2026/90564

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.
1. 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.

2. The external walls and roofing materials of the development 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
Application Form	-		25-Feb-2026
Grouped Plans and Elevations	(20)001 PROPOSED GA		25-Feb-2026
Block Plan	(20)002 BLOCK PLAN		25-Feb-2026
Grouped Plans and Elevations	(EX)001 EXISTING GA		25-Feb-2026
Location Plan	(EX)002 LOCATION PLAN		25-Feb-2026
Climate change statement	-		25-Feb-2026

Planning Statement	-		
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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: 01/07/2026