

**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:	2026/62/90574/W
Site Address:	37, Sylvan Ridge, Huddersfield, HD2 1ZH
Description:	Demolition of existing conservatory and erection of part first floor/part two storey side extension, two storey rear extension and loft and garage conversion with associated alterations
Recommending Officer:	Nicole Helliwell

DECISION - REFUSE

I hereby authorise the refusal 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: 22-Apr-2026

Officer Report

Reference No. 2026/62/90574/E

Site Address: 37, Sylvan Ridge, Huddersfield, HD2 1ZH

Proposal: Demolition of existing conservatory and erection of part first floor/part two storey side extension, two storey rear extension and loft and garage conversion with associated alterations

Site Description

The application relates to 37 Sylvan Ridge, a two-storey link detached property located in Huddersfield. The dwelling is faced in artificial stone and incorporates a dual-pitched roof finished in concrete tiles. The neighbouring properties are of residential use and comprise stone 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 a part first floor/part two storey side extension, a two storey rear extension and a loft and garage conversion with associated alterations. The existing conservatory will be demolished as part of the application. The proposed works are summarised below:

- Two storey rear extension (projection approx. 4.35m, maximum height approx. 8.9m and eaves height approx. 5.77m)
- Part first floor/part two-storey side extension (projection approx. 2.7m – 2.95m, maximum height approx. 9.16m and eaves height approx. 5.77m)
- Installation of ground floor window within the eastern elevation of the dwelling.
- Garage conversion including the installation of a new window to replace the existing garage door
- Loft conversion including the installation of velux windows

History of Negotiations/Amendments Received

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

Relevant Planning History

- **2004/94411:** Demolition of 104 existing dwellings and erection of 77 houses with garages and 27 apartments for sale (phase 111). [Planning application details | Kirklees Council](#) - Conditional Full Permission

Representations

The application was publicised by site notice, which expired on 7th March 2026. As a result of the above publicity, no representations have been received.

Parish/Town Council Comments

Not Applicable.

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. However, the site is located within the Strategic Green Infrastructure Network. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 3** - Location of New Development
- **LP 21** - Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity & Geodiversity
- **LP 33** - Trees
- **LP 31** - Strategic Green Infrastructure Network
- **LP 52** - Protection and Improvement of Environmental Quality

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 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

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.

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 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 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.”*

Loft Conversion

The submitted plans confirm that the loft would be converted to provide additional living accommodation within the roof space. The proposed external alterations would see velux windows installed within the northern and southern roof planes. Given that the roof lights proposed would be of an appropriate design and scale, they are considered to respect the appearance and character of the host property and surrounding area.

Two Storey Rear Extension

The proposed two storey extension would project 4.35m from the rear elevation of the host dwelling. The enlargement would be faced in artificial stone for the external walls and would incorporate a dual-pitched roof finished in concrete tiles to match the appearance of the original build. Whilst the extension would have a large footprint, it would feature a lower ridge line which would enhance its subservience to the original build. Furthermore, the extension would have limited visibility from public vantage points due its location at the rear of the dwelling. 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.

Garage Conversion

The submitted plans confirm that the existing garage would be converted to a snug as part of the application. The proposed external alterations would see the existing garage door removed and a new window installed within the front elevation of the dwelling. Given that the fenestration would be appropriately designed and 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.

Alterations to Fenestration

The application would see a new ground floor window installed within the eastern 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.

Part First Floor/Part Two Storey Side Extension

The proposed part first floor/part two storey extension would project approximately 2.7m – 2.95m from the side elevation of the original build and would partially sit above the existing single storey element of the property. The extension would be faced in artificial stone and would incorporate a dual-pitched roof finished in concrete tiles to match the appearance of the host dwelling. The enlargement would be a proportionate addition and would be set back approximately 1m from the principal elevation of the dwelling. However, due to its siting and design, the proposed extension would form an incongruous addition which would appear prominent from public vantage points along Sylvan Ridge and would unbalance the link detached pair.

Although the proposed extension would be partially set down from the ridge and back from the front elevation of the host property, it would result in the closure of the gap between the application property and link detached neighbour due to its first floor location and projection up to the shared boundary. This would result in a harmful erosion of space between the properties, with the potential for the creation of a terracing effect should a similar proposal be sought by occupiers of No.35, which would become difficult to refuse. At present, from the time of the officer's site visit and a review of planning history, all dwellings of this house type on this development remain as per their original design, linked by garages at the ground floor level with uniform gaps between the dwellings, creating a sense of space which is a characteristic of the street scene.

Summary

The proposed development would cause significant harm to the visual amenity of the host dwelling and the wider street scene failing to comply 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.

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.

There are no residential properties located to the rear of the application site that would be affected by the proposed development.

Impact on 39 Sylvan Ridge

39 Sylvan Ridge is a two-storey semi-detached property located east of the application site. The submitted site plan demonstrates that proposed two-storey rear extension would occupy a position approximately 2m from the common boundary shared with the neighbouring property. Whilst the enlargement would surpass the rear elevation of no.39, it would accord with the 45 degree rule in relation to the neighbour's rear fenestration. Therefore, it is considered that the proposed development would not cause any additional overbearing or overshadowing harm to the residential amenity of the neighbouring occupants, over and above the existing arrangements on site.

Furthermore, it is noted that a new kitchen/dining room window would be installed within the eastern side elevation of the dwelling and a secondary lounge window would be installed within the eastern side elevation of the proposed two-storey rear extension. However, given that the windows would be installed at ground floor level and the fenestration would face towards the existing boundary treatment, they are not considered to result in any further harm with regard to overlooking.

Impact on 35 Sylvan Ridge

35 Sylvan Ridge is the two-storey link detached property that adjoins to the application property to the west. The submitted plans confirm that the proposed development would be sited in close proximity to the common boundary shared with no.35. However, the proposal would accord with the 45 degree rule in relation to the neighbour's front and rear fenestration and would not result in any significant detrimental impact with regard to residential amenity.

Impact on 5 Sylvan Ridge

5 Sylvan Ridge is a residential property located south of the application site. It is noted that a separation distance of approximately 24m would be retained between the proposed first floor extension and the front elevation of the neighbouring property. Given that the separation distance retained would be substantial, it is considered that there would be no significant detrimental impact on the neighbouring amenity as a result of the proposed development.

Summary

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 proposal would create an additional bedroom, which would intensify the domestic use at the property. The Kirklees House Extensions and Alterations SPD states that three off street parking spaces would need to be provided for a four bedroomed dwelling. Whilst the existing two parking spaces within the driveway would be retained, the submitted plans demonstrate that the garage would be converted to living accommodation as part of the application which would result in a parking space being displaced.

Notwithstanding the above, it was evident at the time of the case officer's site visit that the area to the front of the dwelling is currently used for the parking of 3 vehicles and as such, a reason for refusal on this basis is considered to be unreasonable in this instance.

Therefore, given the reason outlined above, it is considered that the proposed development would accord with Policies LP21 and LP22 of the Kirklees Local Plan, 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.

Biodiversity

Whilst the site is located in an area identified as being within a 'bat alert' layer on the Council's mapping system, in this instance, the nature of the works is considered unlikely to have a detrimental impact on the bat population. However, a footnote will be added to the decision notice to provide the applicant with advice should bats or bat roosts be found during construction. This would accord with the aims of Policy LP30 of the Kirklees Local Plan, the Council's Biodiversity Net Gain Technical Advice Note, and Chapter 15 of the National Planning Policy Framework.

Contaminated Land

The application site is located within an area of potentially contaminated land on the council's mapping system. As such, Officers consider it necessary to add an unexpected, contaminated land condition to the decision notice should the application be approved to ensure the proposal accords with LP53 of the Kirklees Local Plan.

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 first floor/part two storey side extension, a two storey rear extension and loft and garage conversion with associated alterations at 37 Sylvan Ridge 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.

The proposed part first floor/part two storey side extension, by reason of its scale, siting and design, would be a prominent incongruous addition which would unbalance the link detached pair and would disrupt the uniformity of the immediate building group. The enlargement would detract from the character and appearance of the host property and wider street scene and would be contrary to Policy LP24 of the Kirklees Local Plan, the House Extensions and Alterations Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.

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. For the reasons set out above, it is considered that the

development would not constitute sustainable development and is therefore recommended for refusal.

Recommendation: Refuse

Decision Authorisation - Delegated Powers

Application Number: 2026/90574

Officer Recommendation: Refuse

Reasons for Refusal

1. The proposed part first floor/part two storey side extension, by reason of its siting and design, would be a prominent incongruous addition which would unbalance the link detached pair and would disrupt the uniformity of the immediate building group. The enlargement would detract from the character and appearance of the host property and wider street scene and would be contrary to Policy LP24 of the Kirklees Local Plan, the House Extensions and Alterations Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:

Plan Type	Reference	Revision	Date Received
Proposed Location, Block & Roof Plans.	2205-26-004	-	26/02/2026
Existing Plans & Elevations	2205-26-001	-	26/02/2026
Proposed Plans	2205-26-002	C	26/02/2026
Proposed Elevations	2205-26-003	B	26/02/2026

Climate Change Statement	-	-	26/02/2026
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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.

Although the 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, this is only within the scope of the application under consideration. In this instance, the alterations required would be beyond the scope of the application. As such, no amendments were sought thereafter.

Report Dated: 15/04/2026