

**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:	2026/62/90644/E
Site Address:	27, Beechfield Avenue, Skelmanthorpe, Huddersfield, HD8 9BZ
Description:	Erection of garden room to rear to create dwelling forming annex accommodation associated with 27, Beechfield Avenue, Skelmanthorpe, Huddersfield, HD8 9BZ
Recommending Officer:	Jennifer Booth

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.

John Holmes

AUTHORISED OFFICER

Date: 9th June 2026

OFFICER REPORT

Site Description

27 Beechfield Avenue is a detached, chalet style bungalow with a drive and gardens to the front and an enclosed garden to the rear.

The surrounding area is residential with properties of a similar age and style.

Description of Proposal

The applicant is seeking permission to erect a detached outbuilding to the rear to form annex accommodation.

The building would have a width of 5.2m, a depth of 6.1m and a height of 2.4m. The roof form would be flat and the walls would be clad with vertical timber cladding.

Relevant Planning History

None

Representations

The application was advertised by site notice, which expired on 14/05/2026

As a result of the above publicity, no representations have been received.

Denby Dale Parish Council have been notified and have commented "Councillors wished to defer to Kirklees Council on the nature of a 'garden room', but noted concerns on over-development of the plot"

Consultations

None

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map. The site falls within an area identified as being at higher risk of land instability as a result of former mining activity.

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
- **LP 2** – Place shaping
- **LP21** – Highway Safety
- **LP 22** – Parking
- **LP 24** – Design
- **LP 53** – Land Stability

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.

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
- Chapter 15 - Conserving and enhancing the natural environment

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 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.

Paragraph 5.29 and 5.30 of the House Extensions & Alterations SPD considers an outbuilding can have as much of an impact on the appearance of a building as any extension. These should be designed to reflect the style, shape and features of the host property and be subservient in terms of the scale of the original dwelling.

The proposal seeks the erection of an outbuilding to the rear of the dwelling to provide an annex. Owing to its simple, flat-roofed form and low overall height, the structure would remain visually subordinate to the host property and would not appear unduly prominent within the plot. The use of contemporary materials would introduce a modern contrast to the main house; however, this is considered acceptable given the mixed character of the surrounding area, where a variety of building styles and finishes are already present.

The outbuilding would be largely screened from public viewpoints, thereby limiting its visual impact within the wider street scene. Sufficient separation from boundaries and neighbouring properties would be maintained, and the scheme would retain a reasonable level of private amenity space. Overall, the development is not considered to result in material harm to the character or appearance of the locality and is therefore acceptable in design terms.

Having taken the above into account, the proposals would not lead to unacceptable harm to the visual amenities 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.

Impact on 25 Beechfield Avenue

The outbuilding would be set away from the shared boundary with the adjacent dwelling to the west. The host property and no.25 are in a staggered siting in relation to one another. Views from the elevation facing the boundary with no.25 would be such that the host property would limit the potential for views to be taken of the rear elevation, particularly given the single storey design. The size / scale of the proposal coupled with the distance from no.25 is such that it would not significantly impact upon no.25 in terms of oppressiveness / overbearing impact.

Given the spatial relationship, it is concluded that there would be no unacceptable level of overlooking, overshadowing or overbearing arising from the development in this case. The single storey design, siting of the proposal in relation to this dwelling is such that the impact of the development is concluded to be acceptable upon no.25.

With regards to the impact on the adjacent 25 Beechfield Avenue, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 29 Beechfield Avenue

Although close to the shared boundary with the adjacent property to the east, the low level of the outbuilding and fact there would be no openings on the side elevation facing no.29 is such that there is concluded to be no unacceptable level of resultant overlooking, overshadowing or overbearing. This conclusion is drawn having regard to the separation distance between this elevation and the boundary of the site and distance of the proposal from no.29.

With regards to the impact on the adjacent 29 Beechfield Avenue, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact upon future occupiers

The proposed annex has been assessed against the Nationally Described Space Standards (NDSS). A one-bedroom, one-person, single-storey unit with a shower room would ordinarily be expected to provide 37sqm of internal floorspace. The outbuilding would provide 27sqm, which represents a shortfall against this benchmark. However, this reduced size is considered justifiable given the annex's ancillary relationship and functional reliance on the main dwelling. The accommodation would not operate as an independent unit and would benefit from shared facilities, circulation, and outdoor amenity space associated with the host property. This would be ensured by inclusion of an appropriately worded condition.

The internal layout is compact but efficient, and the space provided is considered proportionate to its intended ancillary use. The bedroom measures 7.65sqm, reinforcing that the accommodation is suitable only for single occupancy, consistent with the NDSS expectations for a one-person unit.

While the overall floorspace is below the standard, the arrangement would still provide an acceptable level of internal amenity for its intended purpose, with adequate space for day-to-day living and direct access to the shared external amenity area. Use of the main dwelling would be possible for additional facilities and as such on the basis of inclusion of the recommended condition the proposal is considered acceptable in this regard.

In terms of amenity space remaining as a result of the proposal, there would be in excess of 50% of the rear amenity space remaining following the undertaking of the proposal. There is also a large amenity space to the front of the host property. As such, the extent of remaining amenity space is concluded to be acceptable and accord with principle 7 of the SPD.

The outlook from the bedroom would be predominantly to the site boundary fence, although some view of the health centre to the north would be possible. It is considered the distance is sufficient to ensure no unacceptable overlooking arises, particularly given the use of the building to the north of the site and the proposal would be acceptable upon the occupier of the proposal in this regard.

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:

Policies LP21 and LP22 of the Kirklees Local Plan 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 Principles 15 and 16 of the adopted House Extensions & Alterations SPD seek to ensure that acceptable levels of off street parking / waste storage areas are retained and are also considered to be relevant.

The proposals will result in some intensification of the domestic use. However, the parking area to the front of the property would not be affected by the proposed extension and is considered to represent a sufficient provision given 3 cars can park in tandem.

A condition is recommended to ensure the use is in conjunction with the host property given any use independent would likely require separate vehicular parking / waste storage arrangements.

Bin storage for the dwelling would not be moved as part of the proposals and the use of the proposal would be in conjunction with the existing waste storage arrangements.

As such the scheme would not represent any unacceptable 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 & Alterations SPD.

Other matters:

Land Stability

Policy LP53 of the Kirklees Local Plan and paragraphs 196 and 197 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

A Coal mining Risk Assessment (ref: C5955/26/E/9226) has been submitted as part of the application. The report is informed by British Geological Survey (BGS) map sheet, British Geological Survey Geo Index Onshore Viewer, Coal Authority Consultants Coal Mining Report and British Geological Survey Borehole Records.

Table 1 of the report summarises geological data for the site, table 2 sets out a summary of the coal seams. A summary of the Coal Mining Report is detailed in table 3 and notable geological features is detailed in table 4. A descriptive summary is set out within the assessment beneath each table.

Section 3 of the report undertakes a risk assessment, with the potential low, moderate and high categories listed. Where the site is considered to be within this is further assessed in section 3. In terms of analysis of risk section 3.1 states the following:

On the basis of all of the information provided above, the site is assumed to be at the top of the Pennine Flags. There is therefore a potential for two coal seams to be present at shallow depth. Whilst historic coal mining activity is evident in the nearby area, and therefore it is considered that if coal was known to be close to ground level it could have been removed illicitly via shallow mining methods with relative ease, it of note that the named seams are recorded to be thin and therefore were unlikely to have been worked. It may be noted that guidance available from both the NHBC and the CIRIA publication, SP32 - construction over abandoned mine workings, suggests that competent overburden thickness above a coal seam should be greater than 10 times the thickness of a seam plus seam thickness in order that the collapse of workings would pose a low risk to surface structures. On this basis, assuming a maximum thickness of the coal seams, the table below suggests the thickness of competent overburden required above each seam to mitigate instability at the surface

The thickness in the table referenced is identified as being sufficient to categorise the site as being a low risk rating whereby the possibility of instability is unlikely therefore no further action is necessary.

The report goes on to identify that in regard to deeper mining which could affect the site, the property is not within a surface area that could be affected by past underground mining.

The findings of the submitted Coal Mining Risk Assessment are accepted by the LPA on the basis of the submitted detail and it is considered that land stability has been suitably investigated such that an informed decision can be undertaken and in this case no further investigations are necessary. This conclusion is drawn having regard to the nature of the proposal the subject of this application and the detail submitted as part of this application.

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 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.

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

A Climate Change Statement dated 5th March 2026 has been submitted, this sets out a number of measures including:

- Installing 'smart' energy metering, including displays showing the amount and cost of energy consumed. [if not already installed]
- Ensuring that building service controls such as lighting and gas boiler controls, and management systems are user friendly, efficient, up to date, and complementary.
- Use energy efficient white goods (rating where possible) (e.g. fridges, washing machines). Providing external space for drying washing naturally.
- Primary materials such as timber will be sourced from local suppliers.
- Waste management will be considered at an early stage in planning development proposals to demonstrate how waste will be minimised during construction.

In addition compliance with building control requirements will be applicable and has been referenced to within the statement. Any approval would be subject to condition the development is undertaken in accordance with the statement and on this basis the proposal is concluded to be acceptable.

Representations:

The representation of the parish council is noted and addressed in section 3 of this Assessment.

Negotiations:

None

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.

It is considered to be reasonable and necessary to include a condition tying the occupancy of the annex to the main house in the interest of residential amenity & highway safety.

Conclusion:

This application to erect an outbuilding to form annex accommodation for 27 Beechfield Avenue 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: 2026/90644

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP21, LP22, LP24 & LP53 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of the National Planning Policy Framework.

3. The annex hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the residential use of 27 Beechfield Avenue and shall not be sold, let, or otherwise disposed of separately from the main dwelling.

Reason: To ensure the annex remains ancillary to the main dwelling due to the limited internal accommodation provided as well as lack of separate private amenity space and linked parking / waste storage arrangements, in the interests of residential amenity and highway safety. This is to accord with policies LP21, LP22 and LP24 of the Kirklees Local Plan and principles within the House Extensions and Alterations SPD and policies within 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 and 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
Location plan	20-001	1129916	02/04/2026
Existing & proposed site plans	20-002	1129915	02/04/2026
Proposed elevation	A-D	1129913	02/04/2026
Proposed elevation	D-A	1129912	02/04/2026
Proposed elevation	1-4	1129910	02/04/2026
Proposed elevation	4-1	1129909	02/04/2026
Proposed floor plan	-	1129911	02/04/2026
Proposed section	Aa	1129917	02/04/2026
Coal Mining Risk Assessment Report (ref: C5955/26/E/9226)	-	1133520	02/04/2026
Climate change statement dated 5 th March 2026	-	1129908	02/04/2026
Application Form	-	1129907	02/04/2026

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. As the submitted plans were considered to be acceptable, no changes were sought.