

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:	2026/62/90671/W
Site Address:	72, Hawthorne Terrace, Crosland Moor, Huddersfield, HD4 5RP
Description:	Hip to gable alteration to roof including raising of roof height and erection of dormer windows to front and rear including associated works
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 29-Sep-2026

Officer Report – 2026/90671

Site Description

The application site relates to 72 Hawthorne Terrace, Crosland Moor, Huddersfield, HD4 5RP, a traditional residential property situated within an established terraced housing area of Crosland Moor. The dwelling forms part of a continuous row of residential properties characterised by closely spaced terraced housing and associated domestic curtilages.

The property is accessed directly from Hawthorne Terrace and is surrounded predominantly by similar residential development. The surrounding area is residential in character, comprising a mix of traditional terraced and other dwelling types typical of the local urban environment. The site contains an existing hipped roof and private rear amenity space, with neighbouring dwellings located immediately adjacent on either side.

Description of Proposal

The Scheme

The proposal seeks alterations to the existing roof in the form of a hip-to-gable extension, raising of the roof height and the erection of dormer windows to the front and rear elevations, together with associated works. No change of use is proposed, and the property will remain in residential use as a single dwellinghouse.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement

History of Negotiations / Amendments Received

No amendments have been requested by Officers.

Relevant Planning History

2002/91216: Erection of 2 Storey Extension - Conditional Full Permission

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (December 2024).

The application has been publicised as on the Council's website and by site notice. The expiry date of the publicity period was the 01/05/2026.

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

Consultation Responses

Kirklees Highways Development Management - no objection to the proposal. The Highways Officer notes that the development would increase the number of bedrooms from four to seven whilst retaining the existing access arrangements, bin storage and two off-street parking spaces within the car port and garage. Although the level of parking provision falls below the three spaces generally recommended for a dwelling of this size and there is limited opportunity for additional on-site or on-street parking due to the constrained width of Hawthorne Terrace and existing parking pressures, it is considered that, on balance, the existing parking arrangements are acceptable having regard to the character of the area and the flexibility afforded by Kirklees Local Plan Policy 22. The Highway Authority concludes that the proposal is unlikely to have a significant impact on highway safety or the operation of the road network and therefore raises no objection to the scheme.

Allocation and Policy

The site is allocated unallocated within the Kirklees Local Plan (adopted 2019).

The site is subject to the following planning policy designations and constraints:

- Development High Risk and Development Low Risk (Coal Mining Legacy)

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity
LP53 Contaminated and Unstable Land

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published August 2026, 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.

- Chapter4 Achieving sustainable development
- Chapter 5 Meeting the challenge of climate change
- Chapter14 Achieving well-designed places
- Chapter 17 Pollution, public protection and security

Supplementary Planning Documents / guidance

- Kirklees Highway Design Guide (adopted November 2019)
- House Extensions & Alterations SPD (adopted June 2021)
- The Biodiversity Net Gain Technical Advice Note

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Planning and Compulsory Purchase Act 2004.
- The Conservation of Habitats and Species Regulations 2017

Section 38(6) of the Planning and 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

1 – Principle of Development

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 chapter 4 of the National Planning Policy Framework. The objectives of the policies in chapter 4 are to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements. For proposals within settlements policy S4 sets out development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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 14 of the NPPF, regarding design, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

These issues along with other policy considerations will be addressed below.

Considering the above policy, the principle of the development is considered to be acceptable.

2 – Impact on character and appearance of the area

Visual Amenity

Chapter 14 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’*.

Key Design Principles 1, 2, and 9 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.

The recommendations of Paragraphs 5.24 – 5.27 of the Councils House Extensions and Alterations SPD are considered relevant.

In this instance, whilst the proposal includes an increase in roof height and the formation of a gable from the existing hipped roof, the development would remain read as part of the original dwelling and would not appear as an incongruous addition. The proposed dormers are positioned within the roof slopes and are of a scale that remains proportionate to the host property. The alterations would utilise the existing roof structure and would not result in an unduly dominant or visually intrusive form of development.

Furthermore, the surrounding area contains a varied roofscape, stepped up along Hawthorne Terrace, and a range of domestic alterations typical of an

established urban residential environment. As such, the proposed roof enlargement would not appear out of keeping with the character of the locality. The design, scale and overall form of the development are considered to remain subordinate to the host dwelling and preserve the established appearance of the terrace and wider street scene.

Therefore, it is considered that the proposal would respect the character and appearance of both the host dwelling and the surrounding area. The development is therefore compliant with Chapter 14 of the NPPF, Policies LP1, LP2 and LP24(a) of the Kirklees Local Plan, and Key Design Principles 1, 2 and 9 together with paragraphs 5.24 to 5.27 of the adopted Extensions & Alterations Supplementary Planning Document.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Policy P3(2)(b) seeks to ensure developments do not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers

Key Design Principles 3, 4, 5, 6, and 7 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 recommendations of Paragraphs 5.24 – 5.27 of the Councils House Extensions and Alterations SPD are considered relevant.

Whilst the proposal would increase the volume of built development at roof level, the works would be contained largely within the existing roof envelope and above the established terrace.

In terms of outlook and overbearing impact, the proposed alterations would not project beyond the principal front or rear building lines to an extent that would appear unduly dominant when viewed from neighbouring properties. Although the roof height would be increased, the scale of the alteration is typical of residential roof conversions and is not considered so substantial as to result in an unacceptable sense of enclosure or oppression for adjoining occupiers.

With regard to daylight and sunlight, it is acknowledged that raising the roof and forming a gable end would increase the overall massing of the property.

However, given the nature of the alterations at roof level and the relationship with neighbouring dwellings within the existing terrace, the proposal is not considered likely to give rise to a significant loss of daylight or sunlight sufficient to warrant refusal under Policy P3(2)(b).

In respect of privacy, the proposed dormer windows would serve habitable accommodation within the roof space. The front dormers would overlook the public highway and properties opposite in a manner comparable to existing first-floor windows commonly found within the street scene. The rear dormer would permit views toward neighbouring gardens and rear-facing windows; however, these relationships are characteristic of a built-up residential area and would not result in a materially greater level of overlooking than is typically experienced between neighbouring dwellings. Accordingly, no unacceptable loss of privacy is considered to arise.

As such, it is considered that the proposal would not result in any significant adverse impacts upon the living conditions of neighbouring occupiers in terms of outlook, dominance, daylight, sunlight or privacy. The development therefore accords with Policies LP24 and P3 of the Kirklees Local Plan, together with Key Design Principles 3, 4, 5, 6 and 7 and paragraphs 5.24 to 5.27 of the adopted Extensions & Alterations Supplementary Planning Document.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 15 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.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

The proposal would increase the number of bedrooms within the dwelling from four to seven through the creation of additional accommodation within the roof space. The existing access arrangements would remain unchanged, with vehicular access continuing to be taken from Hawthorne Terrace. The submitted plans demonstrate that the existing off-street parking provision of

two spaces within the car port and garage would be retained, together with existing bin storage facilities.

The application has been assessed by Highways Development Management, and it has been noted that whilst the level of parking provision is below the three spaces typically recommended for a dwelling of this size within the Council's design guidance, there is insufficient space within the site to accommodate additional parking. The Highway Authority further acknowledges that on-street parking opportunities within Hawthorne Terrace are limited due to the narrow carriageway width and existing parking pressures. Nevertheless, having regard to the site's existing parking arrangements, the character of the surrounding area and the flexibility afforded by Policy LP22, it is concluded that the retention of two parking spaces is acceptable.

Importantly, the Highway Authority advises that the proposal is unlikely to result in a significant impact upon highway safety or the operation of the local highway network and therefore raises no objection to the development. This professional advice is afforded significant weight in the assessment of the application.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Council's Street Design Guide and Chapter 15 of the National Planning Policy Framework.

5. Climate Change

Chapter 5 of the NPPF sets out policies relating to meeting the challenge of climate change. The objective of the policies in chapter 5 are details as being to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. It does this by setting out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.

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.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 5 of the National Planning Policy Framework.

6. Other Matters

No other matters for consideration.

7. Representations

No representations received.

8. Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation CONDITIONAL FULL PERMISSION

Decision Authorisation: Delegated Powers

Application Number: 2026/90671

Officer Recommendation: Conditional Full Permission

Conditions

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 (as amended).

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 to accord with Policies LP01, LP02, LP21, LP22, LP24 and LP53 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 4, 5, 14, and 17 of the National Planning Policy Framework.

2. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 14 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Proposed Floor Plans	19-01A Proposed Floor Plans	-	16-Mar-2026
Proposed Elevations	19-02A Proposed Elevations	-	16-Mar-2026
Grouped Plans and Elevations	19-03 Existing Plans and Elevations	-	16-Mar-2026
Block Plan	19-04 Block Plan	-	16-Mar-2026
Location Plan	Site Location		16-Mar-2026
Climate Change Statement	-	-	16-Mar-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 Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Low risk coal