

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:	2026/62/90832/E
Site Address:	55, Foldings Road, Scholes, Cleckheaton, BD19 6DF
Description:	Erection of single storey rear extension, conversion of existing outbuildings into living space and associated internal alterations
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: 15-Jun-2026

OFFICER REPORT

Site Description

The application site refers to 55, Foldings Road, Scholes, Cleckheaton, BD19 6DF, a two-storey semi-detached property finished in render, with a pitched tiled roof, and uPVC windows and doors. The application property lies in an area surrounded by properties of a similar size, scale, character, appearance, and age. Furthermore, the dwelling benefits from a hard-standing parking area to the front, as well as garden space to the front and rear. A key characteristic of the street scene is that, although the dwellings are predominantly semi-detached in form, they are visually linked by outbuildings positioned between each pair of properties.

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

- Development Low Risk Area (Coal)

Description of Proposal

The applicant is seeking permission to erect a single storey rear extension, and to convert the existing outbuilding into non-habitable accommodation to provide a utility and W/C at the side of the house.

The rear extension would project 3.3m from the rear wall of the dwelling, spans a width of 3.5 metres and is located 2.5 metres from the shared boundary with the adjoining property. The extension has an eaves height of 2.4 metres and is designed with a lean-to roof.

The scheme involves the works to the existing outbuilding through the raising of the wall height and the formation of a new flat roof finished in a single-ply membrane.

New and altered openings are proposed, including the installation of white uPVC framed double-glazed windows and doors, together with new uPVC/metal framed double-glazed bi-fold doors set within adapted openings. Roof alterations include the introduction of rooflights to serve the single storey rear extension.

External materials are proposed to match the existing dwelling and include cream render to the walls and brown/grey concrete roof tiles. The development also includes alterations to the existing outbuildings, with sections of corrugated sheet roofing retained or replaced as part of the works.

In addition, the proposal incorporates associated drainage works, including the adaptation of the existing soil vent pipe and the provision of a new external soil vent pipe at ground floor level.

Relevant Planning History

None

Representations

The application was advertised by site notice, which expired on 08/05/2026.

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

Consultation Responses

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

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
- **LP 22** – Parking
- **LP 24** - Design

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies

regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 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.

The proposal under consideration consists of two distinct elements which shall be addressed below.

Outbuilding Conversion

Paragraphs 5.15 & 5.16 of the House Extensions & Alterations SPD are of relevance with regards to the side extension as they require the development proposed to be located and designed to minimise the impact on the character of the area, reflect the original building in terms of materials and detailing and ensure adequate space is retained to provide a sense of space.

The proposed conversion of the existing outbuilding is considered modest in scale and would not appear overly prominent or incongruous within the street scene. Whilst the flat roof design is not ideal in terms of architectural form, its single-storey height and the retention of a similar appearance to the existing outbuilding help to reduce its visual impact. The proposed use of materials to match the main dwelling, along with acceptable detailing, ensures the development would integrate satisfactorily with the host property and would not result in significant harm to the character or visual amenity of the area.

Single Storey Rear Extension

Guidance within Paragraphs 5.1, 5.2 and 5.6 of the Council's House Extensions and Alterations SPD is considered relevant to this application and the design of single storey rear extensions.

The proposed single-storey rear extension is positioned wholly to the rear of the original dwelling and does not project beyond the existing side elevations. The extension projects approximately 3.3 metres in depth and measures 3.5 metres in width, with an eaves height of 2.4 metres and is located 2.4 metres away from the shared boundary with the adjoining dwelling. It is designed with a lean-to roof form incorporating two rooflights.

In terms of design and scale, the extension is considered to respect the character of both the host dwelling and its garden setting. Appropriate and sympathetic materials are proposed, including matching render, matching roof tiles, and uPVC windows and doors. The proposals would integrate effectively with the host dwelling.

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:

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.”

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

Guidance within Paragraphs 5.1, 5.2, 5.6, and 5.29 of the Council's House Extensions and Alterations SPD is considered relevant to this application and the design of single storey rear extensions, and outbuildings.

The proposed single-storey rear extension would retain a rear garden of reasonable size, with at least 50% of the curtilage preserved. Adequate access to the external amenity space would also be maintained. The extension does not exceed a height of 4 metres.

It is noted that the development maintains appropriate spatial relationships between buildings and, given its modest scale and single-storey form, would not give rise to unacceptable impacts in terms of dominance or overbearing effects. Whilst the increase in wall height and introduction of a flat roof represents a change from the existing structure, the overall scale remains limited and reflective of a typical domestic outbuilding. As such, the proposal is not considered to be unduly prominent or incongruous within the street scene or wider setting.

In respect of residential amenity, and having regard to Paragraph 135 of the NPPF, together with Key Design Principles 3, 4, 5 and 6 of the Council's House Extensions and Alterations SPD, the development is not considered to result in unacceptable levels of overshadowing, overbearing impact or loss of light to neighbouring occupiers. The scale, siting and single-storey nature of the proposal ensure that it does not appear overly oppressive when viewed from adjacent properties.

With regard to privacy, it is noted that there would be side facing windows within the proposed extension, however, these would face directly on to a circa 2m high fence. As such, it is not considered that there would be any unacceptable overlooking towards the neighbouring properties amenity space nor to the neighbouring habitable room windows.

Subject to this, the proposal is considered to minimise impacts on the residential amenity of neighbouring occupiers, in accordance with Policy LP24 and the SPD guidance set out in paragraphs 5.1, 5.2, 5.6 and 5.29.

Impact on highway safety:

The proposals will not result in any significant intensification of the domestic use. As such, the existing parking space to the front is considered to represent a sufficient provision. Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

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:

None

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.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a single storey extension to the side to facilitate conversion of the outbuilding and erection of a single storey extension to the rear of 82 Ings Crescent 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: 2026/90832

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 LP24 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 external facing materials shall be as specified in the submitted application and drawings, unless otherwise agreed in writing by the Local Planning Authority. **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
Grouped Plans and Elevations	4286 010 existing site and location plan		30-Mar-2026
Grouped Plans and Elevations	4286.011 proposed site and location		30-Mar-2026
Existing Floor Plans	4286 001 existing ground floor plan		30-Mar-2026
Existing Floor Plans	4286 002 existing first floor plan		30-Mar-2026
Proposed Floor Plans	4286 003 proposed ground floor plan		30-Mar-2026
Proposed Floor Plans	4286 004 proposed first floor plan		30-Mar-2026
Grouped Plans and Elevations	4286 006 existing and proposed east and west elevation		30-Mar-2026
Grouped Plans and Elevations	4286 008 existing and proposed sectional		30-Mar-2026

	south elevations A-A and B-B		
Grouped Plans and Elevations	4286 007 existing and proposed north and sectional north elevation		30-Mar-2026
Supporting Information	Climate Change Statement		30-Mar-2026
Supporting Information	4286.3A Design and Access Statement		30-Mar-2026
Application Form	-		30-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 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 04/06/2024