

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:	2026/62/90870/E
Site Address:	882, Bradford Road, Birkenshaw, BD11 2AT
Description:	Erection of side extension for entrance to salon
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: 01 July 2026

HOUSEHOLDER DELEGATED REPORT

Application Number	2026/90629
Location	882, Bradford Road, Birkenshaw, BD11 2AT
Proposal	Erection of side extension for entrance to salon
Publicity end date	8 th of May 2026
Number Xof representations received	None
Kirklees Local Plan Allocation/Designation	LP Environmental Designations, LP Green Space - Strategic Green Infrastructure Network, Bat Alert, low risk coal
Extension to Time (EoT)	Yes – 19 th June 2026
Recommendation	Conditional Full Permission

	NO	YES
Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)	✓	
Contrary to previous decision	✓	
Called in by Ward Member	✓	
Significant number of representations received	✓	

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information

submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed places
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- NPPF Chapter 15 – Conserving and enhancing the natural environment

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity
- **LP 51** – Protection and improvement of air quality
- **LP 53** – Contaminated and unstable land

Supplementary Planning Document ‘House Extensions and Alterations’ (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES/ NO	SUMMARY
Negotiations/Amendments during course of application	No	N/A
Parish/Town Council comments sought	No	N/A
Planning History	No	N/A
Consultations required	No	N/A

Assessment

Description of development:

The application seeks permission for the erection of a single storey side for the entrance of a salon.

Single storey side extension

The proposed development includes a single-storey side extension, positioned to the front of the existing salon. The extension would align flush with the existing salon structure.

It would project approximately 2.4 metres from the side elevation and spans a width of 2.7m. The design incorporates a flat roof with an overall height of 2.6 metres.

The extension is intended to provide a lobby area for the existing salon. It is proposed that materials will be used to match those of the existing dwelling, ensuring a harmonious and consistent appearance.

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The Kirklees SPD sets out that extensions should comply with certain parameters set out on page 28 (and listed below) and if they do not, they need to be justified:

Side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	N/A – there are no window openings along the side elevation of the neighbouring dwelling.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Openings within the extension are located along the front elevation facing the front garden/driveway area. The extension is set back from the front building line and will not overlook neighbouring gardens.	

Single storey side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
not extend more than two thirds of the width of the original house	Yes – it would comply with this, it would be less than two thirds of the width of the original house.	
not exceed a height of 4 metres	Yes – the overall height of the extension is 2.6 metres.	
be set back at least 500mm from the original building line to allow for a visual break	Yes – it would comply with this.	

Design and Visual Amenity:

The application site relates to a two-storey, semi-detached dwelling; finished in render and situated within a predominantly residential area. The property

benefits from front and rear amenity areas, including a driveway and an attached single-storey element, which has an established lawful use as a hairdressing salon.

The surrounding area is entirely residential in character and is defined by dwellings of a similar scale, form, and architectural style, resulting in a cohesive and consistent street scene.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
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Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The proposed structure would be subservient to the host property	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	As above	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	As above – extension is single storey in nature and located to the side. As such, no terracing would be created.	✓

Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	See above regarding materials, the materials would match those of the host dwelling.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Flat roof form – in keeping with the existing	✓
Window proportions	• • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The windows would be of a similar size, scale and type of those established on the host dwelling.	✓
Accessibility for all users	• • KDP 17 of the SPD • Policy LP24 Design (f) Chapter 12 of the NPPF	N/A	✓

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity: Are the considerations in the following table acceptable?

The main properties affected are:

- 884 Bradford Road – This property forms the adjoining semi-detached dwelling. In assessing residential amenity, it is considered that the proposed development would have no impact. The proposed extension is located along the opposite end of the shared boundary

and it is not considered to result in any material harm in terms of outlook, light, or overbearing impact.

- 880 Bradford Road – This neighbouring property lies to the south of the application site. In this instance, there are no openings within the side elevation of number 880, and given that the proposed extension is set away from the established front building line, it is considered that the proposal would not give rise to any significant adverse impacts on residential amenity, including loss of light, outlook, or privacy. Whilst there would be some increase in built form, resulting in additional massing and bulk to the side of the application site, this is not considered to be harmful given the scale of development.
- There are additional neighbouring dwellings located to the front and rear of the site. However, having regard to the separation distances, the positioning of the proposed extensions, and their single-storey scale, it is considered that the development would not result in any material harm to the residential amenity of these occupants.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to	• KDP 3 & 4 of the SPD	See above	✓
sides, rear and front)	• Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF		
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD Policy • LP24 Design (b) Chapter 12 of the NPPF	See above	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) Chapter 12 of the NPPF	See above	✓

Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	Adequate amenity space retained	✓
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The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact highway safety	• KDP 15 of the SPD • Policy LP22 • Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 • Parking (f) of the KLP	Off-street parking would be retained	✓
	• Chapter 12 of the NPPF		
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 • Design (d) (iv) Chapter 12 of the NPPF	None shown on plan however sufficient space to accommodate bin storage within the site	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	None	N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	Limited impact due to building being single storey.	✓
Carbon Budget / Climate Change Statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change Statement, flood risk assessment and a design and access statement has been submitted with this application.	✓
Drainage and Flood Risk	• KDP 14 of the SPD	The rear garden and landscaping would be	✓

	Policy LP24 (d) (vii), LP27 and LP34 of the KLP	retained to allow for runoff.	
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The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
None	None	N/A

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 that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number: 2026/90629

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 (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 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 2, 9, 12 and 14 of the National Planning Policy Framework.

2. The external wall and roofing materials used in the construction of the extensions 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 LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Site / Block Layout	106		30-Mar-2026
Location Plan	105A - and site plan		30-Mar-2026
Existing Site / Block Layout	104		30-Mar-2026
Grouped Plans and Elevations	101 - Proposed ground floor and entrance elevation		30-Mar-2026
Grouped Plans and Elevations	100 - Existing ground floor and entrance elevation		30-Mar-2026
Proposed Elevations	102 - Side		30-Mar-2026
Existing Elevations	103 - Side		30-Mar-2026
Supporting Information	flood-map-planning-2026-03-26T11_15_22.612Z		30-Mar-2026

Supporting Information	Design and Access Statement		30-Mar-2026
Supporting Information	Climate Change 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 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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 10/06/2026