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:	**2026/62/91001/W**
Site Address:	2, Longley Road, Almondbury, Huddersfield, HD5 8JL
Description:	Demolition of existing garage and erection of detached garage
Recommending Officer:	Joanna Rednall

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: 09-Jun-2026

OFFICER REPRT - 2026/91001

2, Longley Road, Almondbury, Huddersfield, HD5 8JL

The Site

2 Longley Road is a two-storey detached dwelling located within a residential part of Almondbury, Huddersfield. The property sits behind a small lawned front garden with an adjoining driveway that leads to a flat-roofed detached garage at the rear. A large, enclosed lawned garden extends to the back of the property, forming the main area of private amenity space.

The surrounding area is residential in character, with a varied mix of house types and architectural styles. To the east, the site adjoins a row of traditional stone-built terraced properties, while the dwellings to the west comprise a mixture of stone and render finishes, predominantly semi-detached with occasional detached houses.

The site is unallocated within the Kirklees Local Plan and does not fall within a Conservation Area. There are no Listed Buildings or Tree Preservation Orders in the immediate vicinity.

The Proposal

The applicant is seeking planning permission for demolition of existing garage and erection of detached garage.

The garage would be 3.3m height with a footprint of 6m x 13m.

The garage would remain positioned to the rear of the property, with the replacement structure standing approximately half a metre taller than the existing building. Its footprint would also increase, although it would continue to occupy the same general location within the plot.

The proposed garage would be finished in a cream render to match the host dwelling and would incorporate a flat roof, reflecting the form of the current structure.

A new garage door is proposed on the front, south-east-facing elevation.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

The planning history for this site is summarised as follows:-

2004/93241: Change of use, alterations and extension to convert existing dwelling into 2 no. dwellings and erection of 1 no. detached dwelling with integral garage – Refused

2004/95558: Erection of detached bungalow with integral double garage – Refused

2005/93570: Erection of detached bungalow – Conditional full permission

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 29 May 2026.

No representations were received as a result of the publicity.

Parish/ Town Council Comments

N/A.

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is unallocated within the Kirklees Local Plan. The site does fall within an area with a known presence of bats.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway Safety
LP22 Parking Provision
LP24 Design
LP30 Biodiversity

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, 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 16th 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. Considered to be of relevance to the consideration of this application are policies within the following chapters:

Chapter 2 – Achieving sustainable development
Chapter 9 – Promoting sustainable transport
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

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:

The site is without notation on the Kirklees Local Plan. Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that:

> *The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that "good design should be at the core of all proposals in the district".

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 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. Principle 7 of the House Extensions SPD requires

development to ensure an appropriately sized and useable area of private outdoor space is retained.
Section 5.29 and 5.30 of the Council's SPD relates to outbuilding and garage extensions:

5.29 Outbuildings, such as garden offices, detached garages and granny annexes, can have as much of an impact on the appearance of the building as any other extension. Wherever possible these should reflect the style, shape and architectural features of the existing house and not be detrimental to the space around the building.

5.30 Outbuildings should normally:

- *be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;*
- *be set back behind the building line of the original building so that they do not impact on the street scene; and*
- *preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost.*

The proposed garage would represent a noticeably larger structure than the existing outbuilding; however, its overall footprint would remain proportionate to the size of the plot / host property. A substantial portion of the rear garden would be retained as open amenity space, ensuring that the development does not overwhelm the site or appear overly dominant within the curtilage. Although the footprint would be relatively large in the context of the host dwelling, the structure would remain smaller than the main house and its height has been limited to mitigate any significant visual impacts. Its position to the rear of the dwelling further ensures that it reads as a secondary, subservient building and remains largely screened from the wider street scene.

The proposed materials would match those of the host property, helping the garage integrate visually with the existing built form. While a flat-roof design is not typically the preferred approach for domestic outbuildings, in this case the roof form significantly reduces additional bulk and massing that would otherwise arise from a pitched roof designed to mirror the main house. This approach helps to minimise the structure's visual prominence and prevents it from competing with the form of the host dwelling. In the interests of visual amenity, upon the grant of planning permission a condition shall be included to condition the colour finish of the render to match the host property.

Overall, the scale, siting, and design of the garage are considered acceptable. The proposal maintains the subservience of the outbuilding, preserves the character of the plot, and avoids undue harm to the appearance of the area or the amenities of neighbouring occupiers.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. 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.

The House Extensions and Alterations SPD sets out a number of designs principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *"extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours".*
- Principle 4 – that: *"extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook."*
- Principle 5 – that: *"extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property".*
- Principle 6 – that: *"extensions and alterations should not unduly reduce the outlook from a neighbouring property."*

The proposed garage is considered to be of a modest enough scale and sited at a distance which is such that it would avoid causing significant harm to neighbouring properties. Although larger than the existing structure, it would remain positioned to the rear of the dwelling and set approximately 0.6 metres from the eastern boundary. The submitted elevations indicate that much of the

structure would be screened by the existing boundary treatment, which would help to limit its visual presence when viewed from neighbouring gardens.

A separation distance of around 11 metres would be retained between the garage and the rear elevations of Nos. 178–182 Somerset Road. This is considered sufficient to prevent any harmful overshadowing or overbearing effects, particularly given the single-storey height and flat-roof design of the proposal. The limited height would also ensure that the development does not appear oppressive or result in a material loss of outlook for neighbouring occupiers particularly as it would be viewed in the context of intervening boundary treatments.

To the north and west, the garage would be positioned at a distance of 20m or more from the nearest residential properties. As a result, the proposal would not give rise to concerns regarding overlooking, overbearing impacts, or overshadowing. The structure would function as an ancillary outbuilding with no windows facing sensitive boundaries, further reducing the potential for any loss of privacy.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

It is noted the garage is of a reasonable size and whilst its use as a building which is in ancillary use to the host property would not have a significant impact it is considered that were it to be utilised for a commercial purpose that has a potential for impact(s) to arise. Therefore it is recommended that any grant of permission is subject to condition requiring the use to be ancillary to the host property.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 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.

The proposed development would not result in an increase in the number of bedrooms within the dwelling and therefore would not intensify the level of residential use on the site. The scheme would provide two additional off-street

parking spaces in tandem within the new garage, contributing to on-site parking provision and reducing reliance on on-street parking.

No alterations are proposed to the existing highway access arrangements, and the development would not alter the vehicle movements associated with the property in a way that would raise safety concerns. Given the level of parking provided, the retained driveway, and the absence of any changes to access visibility or layout, the proposal is considered acceptable with regard to highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

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 9 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest, and therefore considered unlikely that the proposals would have an impact on the bat population. The demolition of the existing garage is noted as forming part of the development, although the design of the existing garage with a flat roof is not considered to be easily usable as a roosting location for bats.

Notwithstanding this, an informative is recommended making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward. It is considered this is a proportionate approach in this case having regard to the scale / nature of the proposal.

Climate Change

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 pre-dates 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.

A Climate Change statement has been submitted with this application which sets out a number of measures to be undertaken to reduce the carbon footprint of the development in both the construction and operational phases. Considering the modest nature of the proposed development, and the measures set out, it is considered that the proposed development would not have an impact on climate change that needs further mitigation to address the climate change emergency.

6 – Representations:

None received

7 – 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 **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2026/91001

Officer Recommendation: Approve

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).

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 to accord with Policies LP01, LP02, LP21, LP22, LP24 & LP30 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

3. The external materials used in the construction of the walls of the development shall be render as indicated upon submitted drawing 'Plans and Elevations as Proposed' ref: Drawing 3. The render shall be of a colour finish to match the host property. The materials of construction and colour finish shall be thereafter retained.
   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 12 of the National Planning Policy Framework.

4. The use of the building hereby approved shall be restricted to purposes ancillary to the enjoyment of the dwelling and it shall not be used for any business or commercial purpose.
   Reason: In the interests of the amenity of the occupiers of neighbouring properties and in the interests of access and highway safety to accord with policies LP21, LP22 and LP24 of the Kirklees Local Plan and policies within Chapters 12 and 15 of the National Planning Policy Framework.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute

consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Plans and specifications schedule:-

Plan Type	**Reference**	**Date Received**
Location Plan	TQRQM26099154456220	14/04/2026
Plans as existing	Drawing 1	14/04/2026
Site Plan as Proposed	Drawing 2	14/04/2026
Plans and Elevations as Proposed	Drawing 3	14/04/2026
Climate Change Statement	-	14/04/2026
Application form	-	14/04/2026

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 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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

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