

**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:	<b>2026/62/91039/E</b>
Site Address:	52, Church Street, Emley, Huddersfield, HD8 9RP
Description:	Erection of front porch
Recommending Officer:	Laura Yeadon

**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: 11-Jun-2026**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2026/91039
<b>Location</b>	52, Church Street, Emley, Huddersfield, HD8 9RP
<b>Proposal</b>	Erection of front porch
<b>Publicity end date</b>	8 <sup>th</sup> May 2026
<b>Number of representations received</b>	None
<b>Kirklees Local Plan Allocation/Designation</b>	Unallocated land, High Coal Risk Area, potentially contaminated land
<b>Extension to Time (EoT)</b>	No <b>EoT Date:</b>
<b>Recommendation</b>	Conditional Full Permission

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

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 and beautiful places
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

#### 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 53** – Contaminated or 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 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	<b>YES / NO</b>	<b>SUMMARY</b>
Negotiations/Amendments during course of application	No	
Denby Dale Parish Council comments sought	Yes	No objections
Planning History	Yes	2002/94377 – Demolition of 3 no. dwellings and garage and outline for residential development – Approved  2005/94834 – Demolition of 3 no. dwellings and garages and reserved matters application for erection of 5 no. dwellings with garages and formation of new access road – Approved
Consultations required	No	N/A

## **Assessment**

The application seeks permission for the erection of a front porch.

The proposed porch would be centrally located on the front elevation of the property and would be an oak framed structure set upon a stone dwarf wall. The porch would project from the front elevation by 1.4 metres being 2.2 metres in width with an eaves height of 2.5 metres and overall height of 3.6 metres.

The Kirklees SPD sets out that front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

<b>Single storey front extensions permitted where:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
The house is set well back from the pavement or is well screened	Yes the house is set back from the roadside separated by a deep footpath, stone wall and small front garden	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	Yes – the extension is small and subservient and would not harm the character of the house or the area – the adjacent property hosts a stone porch with dwellings facing the application site also characterised by porches	
The materials and design match the existing features of the original house	Yes – the pitched roof design would match the design of the original house and the oak frame would be set upon a stone dwarf wall with a blue slate roof	
The extension would not unreasonably affect the neighbouring properties	Yes – the works would comply with this	

## **Design and Visual Amenity:**

The site is located facing Church Street and is a two storey semi-detached dwelling which is constructed from stone with a blue slate roof. There is a single storey attached garage to the side of the property with a parking space to the front with amenity space to the front and rear.

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

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on the Local character and street scene	<ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul>	Small front porch extension with minimal impact on the local character of the area or on the street scene.	✓
Impact on original house	<ul style="list-style-type: none"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Works would be subservient to the host dwelling and would have a minimal impact on the visual appearance of the dwelling.	✓
Height, scale and massing	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Subservient to the host property as it would be single storey in height	✓
Facing materials and detailing	<ul style="list-style-type: none"> <li>• KDP 9 of the SPD</li> <li>• Policy LP24 Design (d) (iii) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Dwarf wall and roofing materials to match	✓
Roof style	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> </ul>	Pitched roof in keeping with the roof of the main dwelling	✓

	<ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>		
Window proportions	<ul style="list-style-type: none"> <li>KDP 1 and 2 of the SPD</li> <li>Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	N/A	N/A
Accessibility for all users	<ul style="list-style-type: none"> <li>KDP 17 of the SPD</li> <li>Policy LP24 Design (f)</li> <li>Chapter 12 of the NPPF</li> </ul>	No changes to the existing access arrangements	✓

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:

The main properties affected are:

- 50 Church Street – attached neighbouring dwelling – limited harm by virtue of being an open, oak framed porch – no significant increase in harm over and above the existing arrangement
- 33 & 35 Church Street – properties facing the proposed works - limited harm by virtue of being an open, oak framed porch – no significant increase in harm over and above the existing arrangement

	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 sides, rear and front)	<ul style="list-style-type: none"> <li>KDP 3 &amp; 4 of the SPD</li> <li>Policy LP24 Design (d) (iv)</li> <li>Chapter 12 of the NPPF</li> </ul>	Small scale development proposed – limited impact on neighbouring properties (see above)	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>KDP 4, 5, 6 of the SPD</li> <li>Policy LP24 Design (b)</li> </ul>	As above	✓

	<ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>		
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> <li>KDP 5, 6 of the SPD</li> <li>Policy LP24 Design (b)</li> <li>Chapter 12 of the NPPF</li> </ul>	As above	✓
Remaining garden space of application property	<ul style="list-style-type: none"> <li>KDP 7 of the SPD</li> <li>Policy LP24 Design (b) and (c)</li> <li>Chapter 12 of the NPPF</li> </ul>	Limited loss of amenity space to the front of the dwelling – rear garden area retained as existing	✓

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:

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on highway safety	<ul style="list-style-type: none"> <li>KDP 15 of the SPD</li> <li>Policy LP22 Parking (f) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	N/A	✓
Parking provision	<ul style="list-style-type: none"> <li>KDP 15 of the SPD</li> <li>Policy LP22 Parking (f) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	N/A	✓
Provision for waste storage	<ul style="list-style-type: none"> <li>KDP 16 of the SPD</li> <li>Policy LP24 Design (d) (iv)</li> <li>Chapter 12 of the NPPF</li> </ul>	N/A	✓

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:**

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on trees	<ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul>	N/A	N/A
Impact on ecology	<ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> <li>• Chapter 15 of the NPPF</li> </ul>	N/A	N/A
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> <li>• KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>• Policy LP51</li> <li>• Chapter 14 of the NPPF</li> </ul>	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 has been submitted with this application.	✓
Drainage and Flood Risk	<ul style="list-style-type: none"> <li>• KDP 14 of the SPD</li> <li>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>	N/A	N/A

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 Representation	of	Officer response	Addressed ✓ / X / N/A
N/A		N/A	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:** 2026/91039

**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 to accord with Policies LP01, LP02, LP21, LP22, LP24 and LP53 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 9, 12, 14, 15, 16 and 17 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 12 and 14 of the National Planning Policy Framework

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	JK001		14 <sup>th</sup> April 2026
Proposed elevations	HJ03/26-01(A)		14 <sup>th</sup> April 2026

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing site plan	JK002		14 <sup>th</sup> April 2026
Proposed site layout plan	JK003		14 <sup>th</sup> April 2026
Existing elevations	JK004		14 <sup>th</sup> April 2026
Proposed elevations	JK005		14 <sup>th</sup> April 2026
Existing floor plan	JK006		14 <sup>th</sup> April 2026
Proposed floor plan	JK007		14 <sup>th</sup> April 2026
Climate Change Statement	Appendix A		14 <sup>th</sup> April 2026
Planning Statement	Dewar Planning		14 <sup>th</sup> April 2026
Application Form			14 <sup>th</sup> April 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 2015 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.