

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:	2026/62/91154/W
Site Address:	Plot 147 The Warkworth at Victoria Heights, 28, Bridge View, Fixby, Huddersfield, HD2 2GS
Description:	Erection of first floor extension above existing garage
Recommending Officer:	James Evans

DECISION - REFUSE

I hereby authorise the refusal 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: 02-Sep-2026

Officer Report – 2026/91154

Site Description

The application site refers to Plot 147 The Warkworth at Victoria Heights, 28, Bridge View, Fixby, Huddersfield, HD2 2GS, a two-storey detached property faced in stone with a tiled roof. The property benefits from a hard standing parking space to the front and garden space to the rear. The property lies in a uniform street scene, surrounded by properties of similar scale, size, and characteristics which have been erected as part of the same previous permission 2018/92055. Dwellings part of this permission are still being built to the east of the application site.

Description of Proposal

The Scheme

The applicant is seeking permission for the erection of a first floor extension above the existing garage. The proposed extension projects 3.9m from the existing front elevation, has an eaves height of 4.9m, a total height of 7.5m, and a width of 5.6m. The extension will feature a large glazed opening with a width of 4.3m and a maximum height of 4.4m. The proposed will add an additional gable to the roof, and will be constructed out of matching materials to the existing dwelling (grey roof tiles, stone walls, and UPVC windows and doors). The application also includes plans for the addition of bifold doors to the rear.

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 as the proposals would need to be significantly altered to be considered acceptable.

Relevant Planning History

The most relevant planning history relates to the following planning applications

- 2018/92055 – Erection of 252 dwellings and formation of vehicular access - Section 106 Full Permission

- 2020/94397 - Variation of condition 2 (plans and specifications) and condition 3 (materials) of previous approval (ref: 2022/90964) of variation of condition 2 (plans) and 3 (materials) of previous permission 2018/92055 for erection of 252 dwellings and formation of vehicular access – proposed rearrangement of plots, including plots swaps of 1, 2, 16, 17, 101 and 247, and an alteration to the position of plots 3, 4 and 5 (condition 2); and proposed amendment to the materials to remove the use of the reconstituted stone and replace with a mixture of red and buff brickwork (condition 3) – Section 106 Removal/Modification of Conditions.
- 2022/90287 - Non material amendment to previous permission 2018/92055 for erection of 252 dwellings and formation of vehicular access – NMA – Approved.
- 2022/90964 - Variation of condition 2 (plans) and 3 (materials) of previous permission 2018/92055 for erection of 252 dwellings and formation of vehicular access – Section 106 Removal/Modification of Conditions.
- 2022/93969 - Non-material amendment to previous approval (ref: 2022/90964) of variation of condition 2 (plans) and 3 (materials) of previous permission 2018/92055 for erection of 252 dwellings and formation of vehicular access – NMA – Approved.
- 2024/91868 - Non-material amendment to previous permission 2018/92055 for erection of 252 dwellings and formation of vehicular access (as amended by variation permissions 2020/94397 and 2022/90964, and non-material amendments 2022/90287 and 2022/93969) to add solar panels to 63 plots – NMA – Approved.
- 2025/93092 (14 Bridge View) – Erection of first floor front extension – Conditional Full Permission

Representations

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

The application has been publicised on the Council's website and by site notice. The expiry date of the publicity period was 13/08/2026. No representations were received as a result of site publicity.

Consultation Responses

No statutory consultations were requested for this application.

Allocation and Policy

The site is allocated in a twice buffer zone within the Kirklees Local Plan (adopted 2019). The application site has also had permitted development rights removed.

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 Safety
- LP22 Parking Provision
- LP24 Design

National Policies and Guidance

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

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- Chapter3 Decision Making Policies
- Chapter4 Achieving Sustainable Development
- Chapter5 Meeting the challenge of climate change
- Chapter14 Achieving well designed places
- Chapter15 Promoting sustainable transport
- Chapter17 Pollution, public protection and security
- Chapter19 Conserving and enhancing the natural environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)
Kirklees Highway Design Guide (November 2019)

Legislation

The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004.

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.

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 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. 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.

In this case, the principle of extending the existing dwelling is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact on character and appearance of the area

Visual Amenity

Policy LP24 of Kirklees Local Plan seeks to ensure development is of a suitable design. Chapter 14 of the NPPF sets out the objective to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

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 and Alterations SPD requires development to ensure an appropriately sized and useable area

of private outdoor space is retained. The SPD incorporates a comply or justify principle insofar as where a scheme does not comply with the recommendations of the SPD is there relevant justification present.

The recommendations of Paragraphs 5.13 and 5.14 of the House Extensions and Alterations SPD outline recommendations for front extensions:

5.13 Front extensions are highly prominent in the street scene and can erode the character of the area if they are not carefully designed. Large extensions (single and two-storey) and conservatories on the front of an existing house are likely to appear particularly intrusive and will not normally be acceptable.

5.14 Single storey extensions on the front of a house and two-storey or first floor front extensions are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally be permitted unless:

- The house is set well back from the pavement or is well screened; and
- The extension is small, subservient to the original building, well designed and would not harm the character of the original house or the area; and
- The materials and design match the existing features of the original house; and
- The extension would not unreasonably affect the neighbouring properties.

The proposed front extension will be above the existing garage, and projects 3.9m from the existing front elevation of the property. The extension has an eaves height of 4.9m, a total height of 7.5m, and a width of 5.6m. The extension will be constructed out of matching materials as the existing property.

The most prominent feature of the extension is the large expanse of glazing to the front, with a width of 4.2m and a maximum height of 4.4m. This amount of glazing is not sympathetic to the design of the property, and it appears a dominant addition to the dwelling. The surrounding properties do not feature glazing to this scale, therefore this would be an incongruous addition to the street scene, especially due to its location to the front of the property.

The proposed extension will also add an additional gable to the front elevation of the existing building. Whilst it is noted that some buildings within the wider housing development site do have two gables (plots 178, 179, 182 and 185), these dwellings are located on different streets to the application site and also have appropriate amounts of glazing. On this basis, the proposal would therefore it would not be in keeping with the character of the street scene.

Notably, there has been recent planning permission granted for a first-floor extension on the same housing site (2025/93092 – 14 Bridge View). However, the two schemes are not considered similar as the extension at 14 Bridge View has a much smaller amount of glazing which does not result in a dominant addition to the dwelling.

Taken together, the development would result in unacceptable harm to visual amenity and would be contrary to policies seeking high quality design and development that respects local character. It is therefore considered that in terms of visual amenity, the proposed would not 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

Chapter 17 of the NPPF seeks to ensure an acceptable impact of development proposals in relation to residential amenity. 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 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. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Impact on Plot 136

This property is located to the east of the application property.

The proposed extension will be adding an additional opening to the east of the existing dwelling. This opening will face in the direction of plot 136, and will face onto habitable rooms on the ground and first floor levels. It will host a habitable room and will be 19.6m away from the openings at plot 136. This is less than the recommended 21m between facing windows of habitable rooms. However, due to the distance being only just under the recommendation, and the small scale of the side window, this is not considered grounds for refusal.

Impact on Plots 148 and 149

Plots 148 and 149 are located to the west of the application site and the dwellings themselves would be separated from the site by their own gardens and the garage of Plot 149. Whilst the proposal would result in an increase in height of the part of the dwelling close to the boundary with these properties, the orientation of these properties and their gardens is such that the proposal

is not considered to have an adverse overshadowing or overbearing impact on their occupants.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 4, 5 & 6 of the House Extensions & Alterations SPD and Chapter 17 of the National Planning Policy Framework.

4. Impact on Highway Safety

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

The proposed extension will not be adding any additional bedrooms to the property and will therefore not require any additional parking space.

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

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.

7. Representations

No representations have been 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 that the development would not constitute sustainable development and is therefore recommended for refusal.

Recommendation

REFUSE

Decision Authorisation: Delegated Powers

Application Number: 2026/91154

Officer Recommendation: Refuse

Reasons:

1. The proposed extension, by virtue of its scale and design, would result in the creation of an incongruous feature within the street scene and would detract from the existing character within the area, to the detriment of visual amenity. To permit this development would be contrary to Policy LP24 of the Kirklees Local Plan, KDP1 & KDP2 of the House Extensions and Alterations SPD and advice within Chapter 14 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	206240		08/06/2026
Block Plan	206240		08/06/2026
Existing Floor Plans	206240		08/06/2026
Existing Elevations	206240		08/06/2026
Proposed Floor Plans	206240		08/06/2026

Plan Type	Reference	Version	Date Received
Proposed Elevations	206240		08/06/2026
Climate Change Statement			08/06/2026

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 have been requested by Officers as the proposals would need to be significantly altered to be considered acceptable.

Report Dated: 25/08/2026