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:	**2026/62/91160/W**
Site Address:	60, New Road, Kirkheaton, Huddersfield, HD5 0HR
Description:	Erection of first floor extension to front elevation
Recommending Officer:	Joshua Merriman

DECISION – REFUSED

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.

John Holmes

AUTHORISED OFFICER

Date: 07-Jul-2026

Officer Report – 2026/91160

Site Description

The application site refers to 60, New Road, Kirkheaton, Huddersfield, HD5 0HR, a two-storey semi-detached property faced in stonework uPVC cladding, a pitched concrete pantile roof, and uPVC windows and doors. The application site is located in a mixed street scene, neighbouring properties of a similar size, scale, character, appearance, and age on the same side of New Road, however, the properties opposite are of a smaller size and scale, with a more traditional stone appearance. Furthermore, the application dwelling benefits from a hard-standing parking area to the front, as well as a single storey front extension and two storey side extension, with garden space to the rear.

Description of Proposal

The Scheme

The applicant is seeking permission for erection of first floor extension to front elevation.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement

Relevant Planning History

There is no relevant planning history at the application site.

It is noted that additions to the dwelling have been undertaken, specifically a single storey extension to front and two storey extension to side. These appears to have been in place since at least 2009 and appear to be lawful by virtue of the passage of time.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2024).

The application has been publicised on the Council's website and by site notice. The expiry date of the publicity period was 12/06/2026.

Kirkburton Parish Council confirms they have no comment to make.

Consultation Responses

No consultations considered necessary.

Allocation and Policy

The site is unallocated within the Kirklees Local Plan (adopted 2019).

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 and Access
LP22 Parking
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 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 16 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.

Chapter2 Achieving sustainable development
Chapter12 Achieving well-designed places
Chapter14 Meeting the challenge of climate change, flooding and coastal change

Supplementary Planning Documents / guidance

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

The Biodiversity Net Gain Technical Advice Note

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 the NPPF.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

Policy LP2 of the KLP sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

The dimensions of sustainable development will be considered throughout the proposal.

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 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.

These issues along with other policy considerations will be addressed below.

The conclusion section of this report sets out the conclusions in relation to the principle of the development in light of all other material considerations

2 – Impact on character and appearance of the area

Visual Amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities.

Paragraph 135 of the NPPF is of relevance, in particular the following parts:-

- *'b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*

- *c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'*

Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'.*

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document seek to ensure development is subservient to the host property and in keeping with the character of the locality. Specifically these principles state the following:

Key design principle 1 (Local character and street scene) – *'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.'*

Key design principle 2 (Impact on the original house) – *'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 detail.'*

The recommendations of Paragraphs 5.13 & 5.14 of the House Extensions and Alterations SPD are considered relevant. These specifically state the following:

> *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.*
>
> *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 first floor front extension would use materials to match the existing building including stonework uPVC cladding, concrete pantiles, and uPVC windows. However, it is also considered that the extension, in combination with the existing single storey front extension at the property, would not appear subservient to the host property, appearing as a two-storey front extension which would be out of character in the street scene and appear as an incongruous addition to the property, and would be out of character in relation to the pair of semi detached property of which the host property forms.

The proposed extension would project the same distance as the existing single storey front extension, projecting further forward than the uniform building line to the eastern side of New Road and would be out of character with the appearance of dwellings within the street scene. It is considered the extent the extension is set back would not mitigate the impact of the development upon the character and visual amenities of the street and the proposal would not be a subordinate addition to the host property by virtue of its prominence, size, scale and design.

Considering the above assessment, the proposed development is not considered to be acceptable with regard to visual amenity and is concluded to be contrary to policy LP24 of the Kirklees Local Plan, principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

3. 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 Principle 3 states that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours

Key design principle 4 sets out 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.

Key design principle 5 relates to overshadowing/loss of light and details that extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.

Key design principle 6 seeks to ensure developments preventing overbearing impact and that extensions and alterations should not unduly reduce the outlook from a neighbouring property.

Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The recommendations of Paragraphs 5.13 & 5.14 of the House Extensions and Alterations SPD are considered relevant.

The development would be sited an adequate distance from neighbouring properties and would not project significantly enough to cause overshadowing and overbearing in relation to neighbouring dwellings. Moreover, as the openings in the first-floor extension would be no closer to the adjacent properties than those in the single storey front extension, it is considered that there would be no significantly greater impact upon privacy and overlooking.

It is therefore considered that in terms of residential amenity, the proposed development would have an acceptable impact.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and 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.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

Although nothing specific is detailed within the submitted plans, it is considered that there is adequate space on site for waste storage.

The proposal will not increase the number of bedrooms at the property or reduce the scale of the hard-standing parking area to the front of the dwelling, therefore, the proposed parking provision will remain as existing and is acceptable.

Furthermore, the proposal is set a sufficient distance away from the closest highway and is not considered to have any significant impact upon highway safety.

It is therefore considered that in terms of access and highway safety/parking the proposed extension 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. Furthermore, it is considered that the proposal would also comply with Principle 19 of the adopted House Extensions & Alterations SPD.

5. 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 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 14 of the National Planning Policy Framework.

6. Representations

The response of Kirkburton Parish Council is noted.

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 the proposed development would not constitute sustainable development and is therefore recommended for refusal.

Recommendation **REFUSAL**

Decision Authorisation: Delegated Powers

Application Number: 2026/91160

Officer Recommendation: Refusal

Reason(s) for Refusal

1. The proposed development, by virtue of its prominent siting, size, scale and design would appear as a visually intrusive and incongruous addition that fails to respect the established character and appearance of the host dwelling and the wider street scene, disrupting the prevailing building line of the street frontage and eroding the cohesive pattern of development that contributes positively to the visual amenity of the area. The development would result in harm to the character and appearance of the street scene contrary to policy LP24 of the Kirklees Local Plan, principles 1 and 2 as well as paragraphs 5.13 & 5.14 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	WHPG26-0111-01	-	13/05/2026
General Arrangement Drawing	WHPG26-0111-02B	-	13/05/2026
Application Forms	-	-	13/05/2026
Climate Change Statement	-	-	13/05/2026

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 amendment to address the reason would require a significant alteration of the scheme.