

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:	2026/62/91171/W
Site Address:	2A, Upper Haughs, Old Lane, Golcar, Huddersfield, HD7 4NG
Description:	Erection of porch, rebuilding of rear extensions, installation of rooflight and raising of garden level at front of property including associated works (Listed Building)
Recommending Officer:	Nicole Helliwell

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: 27-Jul-2026

Officer Report

Reference No. 2026/62/91171/E

Site Address: 2A, Upper Haughs, Old Lane, Golcar, Huddersfield, HD7 4NG

Proposal: Erection of porch, rebuilding of rear extensions, installation of rooflight and raising of garden level at front of property including associated works (Listed Building)

Site Description

The application relates to 2A Upper Haughs, a two-storey mid-terrace property situated in Golcar, Huddersfield. The dwelling was constructed in the 18th Century and is Grade II listed. The property is faced in hammer dressed stone and incorporates a dual-pitched roof finished in stone slate. The site is allocated as greenbelt on the Kirklees Local Plan. The site is not within a conservation area, however, Public Right of Way COL/47/10 is located north of the dwelling.

Description of Proposal

This application seeks planning permission for the erection of a porch, rebuild of the rear extensions, installation of a rooflight and raising of the garden level at front of property including associated works. The proposed works are summarised in detail below:

- Single storey rear extension (projection approx. 2.27m, overall height approx. 2.6m, eaves height approx. 2.6m)
- Porch (projection approx. 2.25m, overall height approx. 2.8m and eaves height approx. 2.5m)
- Installation of roof light to south-eastern roof plane
- The garden level to the front of the property would be raised by 350mm to form an upper terrace area.
- Erection of natural stone plinth wall with slatted timber fence above along part of the north-western boundary of the site.

History of negotiations / amendments received

No amendments were sought or received during the course of the application.

Relevant Planning History

- **2026/91172:** Listed Building Consent for erection of porch, rebuilding of rear extensions, installation of rooflight and raising of garden level at front of property including associated works. [Planning application details | Kirklees Council](#) – Consent Granted
- **2005/94148:** Listed building consent for erection of extension and formation of doorway. [Planning application details | Kirklees Council](#) – Consent Refused
- **2005/94147:** Erection of extension (listed building). [Planning application details | Kirklees Council](#) – Refused
- **2005/92944:** Erection of Extensions. [Planning application details | Kirklees Council](#) – Refused
- **89/05095:** Erection of implement store, dutch barn and cowshed. [Planning application details | Kirklees Council](#) – Refused
- **88/05061:** Listed Building Consent for alterations to doors and windows. [Planning application details | Kirklees Council](#) – Consent Granted

Representations

The application was publicised by site notice and press advertisement, which expired on 26th June 2026. As a result of the above publicity, no representations have been received.

Consultation Responses

[KC Conservation and Design](#) – No objection

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is located within the designated Green Belt on the Kirklees Local Plan Proposals Map and is a Grade II Listed Building. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highways and Access
- **LP 22** - Parking
- **LP 24** - Design

- **LP 30** - Biodiversity and Geodiversity
- **LP 35** - Historic Environment
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 57** - Extension, Alterations or Replacement within Green Belt

Supplementary Planning Guidance/Documents:

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

In this case, the following SPDs are applicable:

- Highways Design Guide SPD (adopted 4th November 2019)
- House Extensions and Alterations SPD (adopted 29th June 2021)

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. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 13** - Protecting Green Belt Land
- **Chapter 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment
- **Chapter 16** – Conserving and Enhancing the Historic Environment

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.

Assessment

1. Principle of development

Impact on the Green Belt

The application site is located within the designated Green Belt on the Kirklees Local Plan (KLP). As such, the proposal will be assessed having regard to KLP Policy LP57 and Chapter 13 of the NPPF. The National Planning Policy Framework and the Kirklees Local Plan both support limited extensions to buildings within the Green Belt. For extensions within the Green Belt to be acceptable, it is essential that they should not impact on the open character of the Green Belt nor be discordant in themselves or in relation to the host property.

Paragraph 2.12 of the House Extensions and Alterations SPD states that when considering any application, substantial weight will be given to any harm to the Green Belt and applications may be refused if it is considered that the development would result in the encroachment of urban character into a countryside setting.

Paragraphs 153 and 154 of the National Planning Policy Framework states that certain forms of development are exceptions to 'inappropriate development'. One of these is the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building

The host property is a residential dwelling located off Old Lane in Golcar, Huddersfield. In respect of the openness of the Green Belt, openness has been established to have both a visual and spatial aspect. The proposal would introduce additional built development within the Green Belt which would have some effect on the character and openness. It is noted that the host dwelling has been previously extended. However, the existing single storey rear extension would be removed and replaced with a new enlargement as part of the application.

The proposed additions (front porch and rear extension) would equate to a percentage increase in floor space by approximately 41.8% over the original house. I It is noted that there is no formal definition of disproportionate additions and each application must be assessed on its own merits. Previous case law has demonstrated that the assessment of disproportionate additions cannot be made purely in a mathematical way by reference to size when measured in floor space, volume or mass, but that appearance and visual impact are an important part of a proper evaluation. In this instance, weight is given to the effect of the proposal on the openness of the Green Belt and on the character and appearance of the area. The proposed development would have an acceptable scale relative to the original dwellinghouse and given the size of the host property and its associated curtilage, it is considered that the proposal would

not have any detrimental impact on the character or openness of the green belt. On this basis, it is considered that the proposed development would preserve openness and would constitute appropriate development in the Green Belt in accordance with Policy LP57 of the Kirklees Local Plan and the guidance contained within Chapter 13 of the NPPF.

In respect of the above, 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.

2. Impact on Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (SPD) does state that 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. Furthermore, Key Design Principle 2 of the SPD goes on to state that 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 details.

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Paragraph 135 c) of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

Paragraph 210 of the NPPF is also of relevance and states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- a) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- b) the desirability of new development making a positive contribution to local character and distinctiveness.

Front Porch

The porch proposed would extend approximately 2.25m from the front elevation of the original dwellinghouse and would have an overall height of approx. 2.8m. The enlargement would be faced in regularly coursed natural York stone and would incorporate a mono-pitched roof finished in natural York stone tiles to match the appearance of the host property. Whilst porches are not a common feature within the street scene, the extension would be modestly proportioned and would appear subservient in relation to the original build. Furthermore, the enlargement would maintain a distance of approx. 10.4m to the pavement, which cumulatively with the topography of the site would reduce its prominence and visibility from public vantage points. For these reasons, it is considered that the proposed development would respect the character and appearance of the host property and wider street scene.

Single Storey Rear Extension

The proposed single storey extension would be partially subterranean and would project approximately 2.27m from the rear elevation of the original dwellinghouse. The submitted plans confirm that the extension would be constructed from horizontal timber cladding (untreated larch weathering to silver finish). Whilst this material palette would not match the appearance of the host property, it would be of a similar appearance to the existing enlargement to which its replacing and would be acceptable in this regard. The extension would also be modestly proportioned and would appear subservient in relation to the host dwelling. Furthermore, the enlargement would have limited visibility from public vantage points due to its siting and subterranean nature. Therefore, the proposed development is not considered to have any significant visual impact on the character and appearance of the host property and surrounding area and therefore would be acceptable in this regard.

Velux Window

The submitted plans confirm that one Velux window would be installed within the south-eastern roof plane of the original build. Given that the roof light proposed would be of an appropriate design and scale, it is considered to respect the appearance and character of the host property and surrounding area.

External Alterations

The submitted plans demonstrate that the garden level to the front of the property would be raised by 350mm to form an upper terrace area. Furthermore, a natural stone plinth wall with slatted timber fence above along part of the north-western boundary of the site. Given that the proposed works

would not be over engineered, would be of a domestic scale and would have limited visibility from public vantage points. It is therefore considered that the proposal would not have any significant visual impact on the character and appearance of the host property.

Summary

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework. Furthermore, the proposal would not cause any detrimental harm to the significance of the Grade II Listed Building in accordance with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and the requirements of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

3. Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

There are no residential properties located to the north and south of the application site that would be affected by the proposed development.

Impact on 4 Upper Haughs

4 Upper Haughs is the two-storey terrace property that adjoins to the host dwelling to the west. The proposed front porch would be located approx. 2.9m from the common boundary shared with no.4. Given that the enlargement would be set away from the boundary and would accord with the 45 degree rule in relation to the neighbour's front fenestration, it is considered that there would be no undue harm to the neighbour's residential amenity as a result of the proposed works. Whilst the proposed single storey rear extension would adjoin to the common boundary shared with no.4, it would not project beyond the rear elevation of the neighbouring property and would not result in any undue harm to the neighbour's residential amenity.

Impact on 2 Upper Haughs

2 Upper Haughs is the two-storey end terrace property that adjoins to the host dwelling to the east. The submitted plans confirm that the proposed front porch would have no significant impact on the neighbour's residential amenity given that it would accord with the 45 degree rule in relation to the neighbour's front fenestration. Whilst the proposed single storey rear extension would adjoin to the common boundary shared with no.2, it would not extend beyond the rear elevation of the neighbouring dwelling and would not have a significant detrimental impact on the neighbour's residential amenity.

Occupier Amenity

The plans confirm that sufficient outdoor amenity space of a functional layout would be retained at the site. On this basis, the proposed works would ensure an acceptable standard of amenity for existing and future occupants.

Summary

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, 5, 6 & 7 of the House Extensions and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed alterations would not intensify the domestic use at the dwelling or affect the existing parking arrangements on site. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

5. Other Matters

Carbon Budget

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards. There are no other matters relevant to the determination of this application.

Public Right of Way

Public Right of Way COL/4710 is located within the application site. Given the distance retained between the proposed development and the footpath, it is considered that the proposal would not have a significant impact on the amenity of the footpath or its users.

There are no other matters relevant to the determination of this application.

6. Representations

No representations were received following the statutory publicity.

7. Negotiations

No amendments were sought or received during the course of the application.

8. Conclusion

This application for the erection of a porch, rebuilding of rear extensions, installation of rooflight and raising of garden level at front of property including associated works at 2A Upper Haughs has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered to be acceptable.

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: 2026/91171

Officer Recommendation: Approve

Conditions and Reasons

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 ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP21, LP22, LP24, LP30, LP35, LP52 and LP57 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

2. The external walls of the single storey rear extension hereby approved shall be faced in horizontal timber cladding (untreated larch weathering to a silver finish) and be retained thereafter.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
As Existing: Plans, Section & Elevations	38/2511/01	A	13/05/2026
As Proposed: Plans, Section & Elevations	28/2511/02	-	13/05/2026
Heritage Statement	38/2511	-	13/05/2026
Design and Access Statement	38/2511	-	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 Planning 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. In this case, the design of the

original scheme has been found acceptable. No further amendments or details were sought thereafter.

Report Dated: 24/07/2026