

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:	2026/62/91190/W
Site Address:	8, Gosport Lane, Outlane, Huddersfield, HD3 3FD
Description:	Erection of extension to create first floor living accommodation, extension and alterations to existing garage and associated external alterations
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: 18-Aug-2026

Officer Report

Reference No. 2026/62/91190/E

Site Address: 8, Gosport Lane, Outlane, Huddersfield, HD3 3FD

Proposal: Erection of extension to create first floor living accommodation, extension and alterations to existing garage and associated external alterations

Site Description

The application relates to 8 Gosport Lane, a detached bungalow situated in Outlane, Huddersfield. The dwelling is predominately faced in pebble-dashed render with stone detailing and white cladding to the front elevation and incorporates a dual-pitched roof finished in concrete tiles. The neighbouring properties are of residential use and are highly varied in age, size, style, and materials. The site is not within a conservation area, nor are there any listed buildings nearby. However, public right of way HUD/448/10 is located south-west of the application site.

Description of Proposal

The application seeks planning permission for the erection of extension to create first floor living accommodation, extension and alterations to existing garage and associated external alterations. The proposed works are summarised below:

- First floor extension to entire ground floor with overhang of 0.9m
- Alterations and Extension to the existing garage (projection approx. 2.75m, overall length approx. 7.1m and overall height approx. 4.36m)
- Installation of bay window with stone base within the front elevation of the dwelling (projection approx. 0.95m)
- Installation of flat roof canopy to the front elevation of the dwelling
- Alterations to fenestration/opening within all elevations of the dwelling
- Raised patio area to the rear (projection approx. 3.9m and overall height of approx. 0.4m)
- Extend chimney upwards

Relevant Planning History

Not Applicable.

Representations

The application was publicised by site notice, which expired on 16th June 2026. As a result of the above publicity, two representations have been received. The comments made have been summarised below;

- The residential development comprising 8 bungalows was completed in 1974 (Weldon Drive x 6 properties plus Gosport Lane x properties) With reference to this we wish to draw attention to the fact that 6 of the bungalows have been extended none of which have involved raising the ridge height of the roof. This is clearly not the case with the proposal for number 8 Gosport Lane.
- We have concerns regarding the number of inaccuracies cited in the introductory notes included in the application and respectfully point out the following:

‘The bungalow is somewhat at odds with no’s 6 and 10’ – This is not the case. No.6 has two dormer extensions with no raising of the original ridge height. No. 10 is a house on a different development under the authority of Calderdale Council.

‘The proposal is a bit higher than no 6’ and ‘gradual increase in height from the single storey attached garage’ – This is grossly inaccurate as the plans indicate the height of the proposal will increase by approximately 2.5m.

‘The property lies within existing residential properties of varying scale and design in a predominately residential area where 2-storey dwellings dominate’ – This is a misleading statement as number 8 is part of a development of 8 bungalows, six of which are accessed from Weldon Drive and 2 from Gosport Lane. The proposal for no.8 is out of character and incongruent with the original development.

- The drawings indicate that the external walls and ridge height will be raised by 2.5m which will double the height of the existing external walls.
- The total volume of the property will be over double that of the existing bungalow when taking into consideration the 1m wide overhanging first floor extension to the rear elevation and the extended garage. The scale of which is overly dominant and oppressive.
- The development has the potential to cause us a significant loss of privacy due to the height of the building and being overlooked by the 5 windows shown on the drawings. This will create overshadowing and unacceptable loss of daylight to our property.

- Concerns regarding the proposed 3.5m extension to the front of the existing garage. This structure will be directly opposite our main entrance and is very much closer to our home than the original garage and will have a further adverse effect on our outlook, which is a 7.5m unobstructed view. This will be reduced to 4.5m if the garage is extended as detailed. We are very concerned about this proposal which will have a detrimental effect on the enjoyment of our outdoor space.
- The property currently has two driveways at either side of the front landscaped garden. Both driveways accommodate the owners caravan, large transit van and large SUV car. However, the proposed plans describe closing the drive furthest from our property and widening the drive nearest to our property.
- This will involve some dismantling of the current dry stone wall which is a characteristic feature of Gosport Lane. The whole of the front garden will become parking for 3 vehicles. This will further impact on our quality of outlook.
- Converting the garden to hard landscaping may increase flood risk. The front of the property has previously experienced flooding during periods of heavy rain when rainwater has washed across the road from the lane opposite known as Prospect Place. If this flood water is not able to soak away due to the hard landscaping, there is the potential for the water to run across the hardstanding onto our property.

Consultation Responses

Not Applicable.

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 UNALLOCATED on the Kirklees Local Plan Proposals Map. 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 52** - Protection and Improvement of Environmental Quality

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 August 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.

- **Chapter 4** - Achieving Sustainable Development
- **Chapter 5** - Meeting the Challenge of Climate Change
- **Chapter 14** - Achieving Well-Designed Places
- **Chapter 15** - Promoting Sustainable Transport
- **Chapter 19** - Conserving and Enhancing the Natural Environment

Assessment**1. Principle of development**

The site is without notation on the Kirklees Local Plan (KLP). 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. 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 on the application site is considered acceptable, and shall be assessed against other material planning

considerations, including visual and residential amenity, as well as highway safety.

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 14 (achieving well designed places).

First Floor Extension with Overhang

The proposed first floor extension would sit above the entirety of the ground floor level and would overhang by 0.9m to the rear. Whilst the submitted plans confirm that the overall height of the property would increase by approximately 2.6m, it is considered that the alterations would not appear out of character with other properties in the street scene, where there is a mixture of single and two storey properties.

Extension and Alterations to Garage

The application seeks to extend and alter the existing attached garage. The resultant garage would have a projection of approx. 2.75m, an overall length of approx. 7.1m and an overall height of approx. 4.36m. The extensions and alterations would be constructed in render with dark tiles to match the appearance of the original build. The garage would also retain a setback of approximately 12.5m from the public pavement which would reduce its prominence from 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.

Flat Roof Canopy

The flat roof canopy would extend approximately 1.1m from the front elevation of the original dwellinghouse. Whilst it is acknowledged that front canopies are not a common feature within the street scene, it is noted that the structure would have a modest scale and would appear subservient to the original build. Furthermore, the canopy would be set back approximately 6.55m from the public pavement and would not appear overly prominent from vantage points along Gosport Lane. Therefore, it is considered that the proposed development would be acceptable in terms of visual amenity.

Front Bay Window

The bay window would extend approximately 0.95m from the front elevation of the original build. The proposed development would have a stone base and would incorporate a flat roof form to match the appearance of the proposed canopy. Given that the proposal would not detract from the character of the host property, it is considered acceptable with regard to visual amenity.

Alterations to Fenestration

The application would see alterations made to the fenestration/openings within all elevations of the property. Given that the alterations proposed would be in keeping with the style of the original build, it is considered that the proposed alterations would respect the visual amenity of the host dwelling and the surrounding area.

Raised Patio

The raised patio area would be located to the rear of the dwellinghouse and would have a projection of approximately 3.9m and an overall height of approx. 0.4m. However, due to its siting, the proposed development would have limited visibility from public vantage points and is not considered to have a significant visual impact on the character and appearance of the host property and surrounding area.

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 14 of the National Planning Policy Framework.

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 west of the application site that would be affected by the proposed development.

Impact on 5 Gosport Lane

5 Gosport Lane is a residential property located north-east of the application site. The submitted plans confirm that the proposed development would occupy a position approximately 22m from the rear elevation of no.5. Given that the separation distance retained would be substantial, it is considered that the proposals would not result in any undue harm to the neighbouring occupants with regards to overbearing, overshadowing or overlooking.

Impact on 10 Gosport Lane

10 Gosport Lane is a two-storey detached property located north-west of the application site. The submitted plans confirm that the proposed first floor extension would occupy a position approximately 4.3m to the common boundary shared with no.10. However, given the angled positioning of no.10, it is considered that the properties would not have a direct relationship and the proposed enlargement would not surpass the neighbour's rear elevation. Therefore, the proposed development would not cause any additional overlooking, overbearing or overshadowing harm to the residential amenity of the neighbouring occupants, over and above the existing arrangements on site.

Impact on 6 Gosport Lane

6 Gosport Lane is a detached bungalow located south of the application site. The proposed first floor extension would sit above the entirety of the ground floor level and would overhang by 0.9m to the rear. The proposal would increase the overall height of the dwelling by approximately 2.6m, however, given that the proposal would accord with the 45 degree rule in relation to the neighbour's front and rear fenestration, officers do not consider that the proposal would result in any undue harm in this regard.

The garage would be sited approximately 0.8m from the common boundary shared with no.6. Given that the garage would occupy a similar position to the existing garage, it is considered that there would be no significant detrimental impact on the neighbour's residential amenity as a result of the proposed development.

Furthermore, it is noted that a new first floor window would be installed within the south-eastern side elevation of the dwelling. Whilst this window would serve a landing, which is a non-habitable room, a condition requiring the window to be obscure glazed will be added to the decision notice to prevent any detrimental harm to the neighbouring occupants in relation to residential amenity. The high level windows in the facing gable of No.6 relate to a bedroom, however the main windows serving this room are to the front and rear, and as such the proposal would result in an oppressive or overbearing impact upon this neighbour.

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 D of L2 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 4 of TR6 of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network or an unacceptable impact on highway safety.

The proposed alterations would create an additional bedroom which would intensify the domestic use at the dwelling. However, the submitted site plan demonstrates that there is sufficient space within the driveway to accommodate three vehicles, which would be adequate for a four bed roomed dwelling. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 15 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 HUD/448/10 is located south-west of 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. As such, the proposal was not

advertised as affecting a Public Right of Way in this instance as is considered to accord with Policy LP23 of the Kirklees Local Plan.

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

6. Representations

Two representations were received following the statutory publicity. The comments made have been summarised and addressed below:

- The residential development comprising 8 bungalows was completed in 1974 (Weldon Drive x 6 properties plus Gosport Lane x properties) With reference to this we wish to draw attention to the fact that 6 of the bungalows have been extended none of which have involved raising the ridge height of the roof. This is clearly not the case with the proposal for number 8 Gosport Lane.

Officer Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- We have concerns regarding the number of inaccuracies cited in the introductory notes included in the application and respectfully point out the following:

'The bungalow is somewhat at odds with no's 6 and 10' – This is not the case. No.6 has two dormer extensions with no raising of the original ridge height. No. 10 is a house on a different development under the authority of Calderdale Council.

'The proposal is a bit higher than no 6' and 'gradual increase in height from the single storey attached garage' – This is grossly inaccurate as the plans indicate the height of the proposal will increase by approximately 2.5m.

'The property lies within existing residential properties of varying scale and design in a predominately residential area where 2-storey dwellings dominate' – This is a misleading statement as number 8 is part of a development of 8 bungalows, six of which are accessed from Weldon Drive and 2 from Gosport Lane. The proposal for no.8 is out of character and incongruent with the original development.

Officer Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- The drawings indicate that the external walls and ridge height will be raised by 2.5m which will double the height of the existing external walls.

Officer Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- The total volume of the property will be over double that of the existing bungalow when taking into consideration the 1m wide overhanging first floor extension to the rear elevation and the extended garage. The scale of which is overly dominant and oppressive.

Officer Response: *The proposal's potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- The development has the potential to cause us a significant loss of privacy due to the height of the building and being overlooked by the 5 windows shown on the drawings. This will create overshadowing and unacceptable loss of daylight to our property.

Officer Response: *The proposal's potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- Concerns regarding the proposed 3.5m extension to the front of the existing garage. This structure will be directly opposite our main entrance and is very much closer to our home than the original garage and will have a further adverse effect on our outlook, which is a 7.5m unobstructed view. This will be reduced to 4.5m if the garage is extended as detailed. We are very concerned about this proposal which will have a detrimental effect on the enjoyment of our outdoor space.

Officer Response: *The proposal's potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- The property currently has two driveways at either side of the front landscaped garden. Both driveways accommodate the owners caravan, large transit van and large SUV car. However, the proposed plans describe closing the drive furthest from our property and widening the drive nearest to our property.

Officer Response: *The proposal's potential impact on the highway network has been assessed within the 'Highway Safety' section of the report.*

- This will involve some dismantling of the current dry stone wall which is a characteristic feature of Gosport Lane. The whole of the front garden will become parking for 3 vehicles. This will further impact on our quality of outlook.

Officer Response: *Loss of outlook would not constitute a material planning consideration.*

- Converting the garden to hard landscaping may increase flood risk. The front of the property has previously experienced flooding during periods of heavy rain when rainwater has washed across the road from the lane opposite known as Prospect Place. If this flood water is not able to soak away due to the hard landscaping, there is the potential for the water to run across the hardstanding onto our property.

Officer Response: *The application site does not fall within a flood zone and therefore, the proposed works are not considered to present harm to any neighbouring occupants with regard to flooding. Furthermore, the proposed development is not considered to materially impact on drainage.*

7. Negotiations

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

8. Conclusion

This application for the erection of an extension to create first floor living accommodation, extension and alterations to existing garage and associated external alterations at 8 Gosport Lane 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: 2026/91190

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 ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP21, LP22, LP24, LP30 and LP52 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.

3. The external walls and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building 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.

4. Notwithstanding the submitted plans and details, the first floor windows within the side elevations of the property shall be fitted with obscure glazing to at least Level 3 on the Pilkington Scale and non-opening to a height of no less than 1.7m above floor level and retained as such thereafter.

Reason: In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan, the House Extensions and Alterations SPD and 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
Site Location Plan	-	-	14/05/2026
Existing Plans	01	-	14/05/2026
Proposed Plans	02	-	14/05/2026
Existing & Proposed Elevations and Street Scenes	03	-	14/05/2026
Planning Statement	HPS10026	-	14/05/2026
Climate Change Statement	-	-	14/05/2026

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: 18/08/2026