

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:	2026/62/91256/E
Site Address:	Meadow Court, 19, Northfield Lane, Highburton, Huddersfield, HD8 0QT
Description:	Demolition of single storey extension and raising of roof height to form first floor
Recommending Officer:	Joanna Rednall

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: 14-Jul-2026

2026/91256

Meadow Court, 19, Northfield Lane, Highburton, Huddersfield, HD8 0QT

The Site

The application site comprises a stone-built detached bungalow with a pitched roof, occupying a generous west-facing plot. The dwelling provides two bedrooms with an attached garage and includes a small single-storey extension to the south elevation, forming a garden room.

The site is located within a rural setting and is bounded by two-storey detached dwellings, beyond which are open agricultural fields with occasional detached properties. A group of farm buildings is situated to the north-east of the site.

The property does not lie within a designated conservation area, and there are no Listed Buildings within the immediate vicinity.

The site is designated Green Belt on the Kirklees Local Plan map.

The Proposal

The applicant is seeking planning permission for demolition of single storey extension and raising of roof height to form first floor.

The proposed extension would increase the overall height of the dwelling to approximately 4.5 metres at the eaves and 6.5 metres at the ridge. The extension would follow the existing ground floor footprint and would be finished in render, with a pitched roof covered in concrete tiles to match the existing dwelling.

The development would result in a 1.5-storey appearance, incorporating three gable windows within the south elevation and two gable windows within the north elevation. Three rooflights and a tall window are proposed within the north roof slope, with a larger area of glazing proposed to the west-facing gable elevation.

The development serves four bedrooms, three bathrooms, and a wardrobe room. The proposed works would increase the number of bedrooms within the dwelling from two to four.

The proposal also includes alterations to the existing fenestration at ground-floor level. An enlarged opening is proposed within the west-facing elevation, together with the reconfiguration of windows on the north-facing elevation. The existing openings within the east and south elevations would remain largely unchanged, albeit with minor reductions in size.

The existing single-storey extension located on the south-facing elevation would be removed as part of the proposed development.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

There is no planning history for the site which is considered relevant to the current proposal.

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 25 June 2026.

No representations were received as a result of the publicity.

Parish/ Town Council Comments

Kirkburton Parish Council: no comment.

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

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 allocated as Green Belt in the Kirklees Local Plan.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety

- LP22 Parking Provision
- LP24 Design
- LP30 Biodiversity
- LP53 Contaminated and unstable land
- LP57 The extension, alteration or replacement of existing buildings

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th 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 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.

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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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- 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

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

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

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon visual amenity
3. Impact upon residential amenity
4. Impact upon highway safety
5. Other matters
6. Representations
7. Conclusion

1 – Principle of development:

Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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”.

Land allocation – Green Belt

The site is designated Green Belt on the Kirklees Local Plan. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the exceptions set out in paragraph 154 and 155.

Within paragraph 154 the exception listed at part c) is for 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.

Further to this, Policy LP57 of the Kirklees Local Plan states that the extension or alteration of buildings in the Green Belt will normally be acceptable provided that:

“a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended

should have regard to the scale and character of the original part of the building;

- b. in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;*
- c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard surfacing, curtilages and enclosures and means of access; and*
- d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.”*

For the proposal to be acceptable in principle, it must fall within one of the exceptions identified under Policy LP57, which relates to extensions and alterations to buildings in the Green Belt. In this case, criterion (a) of LP57 appears most relevant, as it allows for extensions to existing buildings provided that the proposal does not result in a disproportionate addition over and above the size of the original building.

There is no recorded planning history for the dwelling. Nevertheless, a review of the Council's historic aerial photography indicates that the property has previously been extended by means of a single-storey projection to the southern elevation. As this extension would be removed as part of the proposed development, it is not considered to contribute to the cumulative assessment of the proposed enlargement over and above the original dwelling.

The applicant's Planning Statement calculates that the proposal would result in an overall volumetric increase of approximately 38.6% above the original dwelling. Whilst this represents an increase of just over one-third, there is no prescribed threshold within either the NPPF or Policy LP57 above which an extension is considered disproportionate. The assessment must instead consider the proposal in the round, taking account of both quantitative and qualitative factors, including its scale, footprint, height, massing, design, and the extent to which the original dwelling would remain the visually dominant element.

In volumetric terms, the proposed increase is not considered excessive, particularly when having regard to the demolition of the existing single-storey extension. Visually, whilst the ridge height would increase from approximately 4.8 metres to 6.5 metres, the proposal has been designed to minimise the perception of additional bulk. The enlarged roof form incorporates gabled elevations and roof slope fenestration, reducing the apparent scale and ensuring the building retains a domestic character. Furthermore, the extension would largely follow the footprint of the existing dwelling, with no significant lateral spread or encroachment across the site. When viewed as a whole, the original dwelling would remain readily identifiable and visually dominant, and the proposal would read as a proportionate enlargement.

LP57c of the Local Plan requires that proposals do not result in a greater impact on openness. In this regard, whilst the proposal would increase the

overall height of the dwelling, it would not materially increase the developed footprint or extend built form further into the site. Existing access arrangements and areas of hardstanding would be retained, and the extent of soft landscaping would remain substantially unchanged. Consequently, the proposal would not result in any meaningful erosion of openness when considered in both spatial and visual terms. Nor would it give rise to urbanising effects that would conflict with the purposes of the Green Belt.

With regard to design, the proposed external materials comprise a rendered finish with reclaimed roof tiles from the existing dwelling. Although render differs from the existing stonework, the dwelling occupies a within a dispersed cluster of development characterised by varied architectural styles, forms and external finishes. In this context, the proposed material palette is not considered to appear incongruous. Furthermore, the lighter render finish would assist in visually softening the enlarged form of the building within the landscape. To ensure a satisfactory appearance, a condition is recommended securing the render colour, which shall be an off-white, cream or natural stone finish.

Having regard to the scale, siting, design and overall visual relationship of the proposal to the original dwelling, Officers consider that the extension would not constitute a disproportionate addition for the purposes of paragraph 154(c) of the NPPF or Policy LP57(a). Furthermore, the proposal would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it. The development is therefore considered to constitute appropriate development within the Green Belt and is acceptable in principle, in accordance with Policy LP57 of the Local Plan and Chapter 13 of the National Planning Policy Framework.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

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 SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Section 5.7 of the SPD relates to first floor extensions to bungalows:

5.31 Careful consideration should be given to two storey and first floor extensions to bungalows. These can cause a negative impact on the street scene and character of the area through changing the height, rhythm or form of a roof in relation to the rest of the street scene.

5.32 Increasing the height of the property by amending the roof pitch or eaves height will significantly affect the character and proportions of the building and will impact on the surrounding street scene and is usually unacceptable where the roof pitches and heights in the street scene are consistent.

As set out above, the application site forms part of a small cluster of five dwellings which are loosely arranged, well-spaced, and varied in their orientation. The group displays no strong or consistent architectural character, with a mix of single-storey and two-storey properties. Of the five dwellings, three are two storeys in height and two are single-storey, including the application property. Consequently, the proposed increase in height would not appear incongruous or out of keeping with the established pattern of development. The use of gabled elevations and roof slope windows reduces the perceived bulk and massing of the enlarged roof, allowing the extension to remain proportionate to the host dwelling. Given the site's relatively isolated rural setting and the varied character of the surrounding built form, it is considered that the proposal would integrate satisfactorily within its context and would not result in harm to the character or appearance of the area.

It is therefore considered that in terms of visual amenity, the proposed would 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:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring 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.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – 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.”*

- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”*.
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

21, Northfield Lane

In terms of outlook, overshadowing and overbearing impact, the proposed extension would be positioned approximately 25 metres from the side elevation of No. 21. Given this separation distance, together with the orientation of the properties, it is not considered that the increase in height would result in any material loss of daylight or sunlight to the neighbouring dwelling or its private amenity space. Whilst the proposal would increase the overall bulk and massing of the application property, the enlarged dwelling would have a maximum ridge height of approximately 6.5 metres, which is not excessive within the context of the surrounding development. When considered alongside the substantial intervening distance, the proposal would not appear unduly dominant or overbearing when viewed from No. 21 and would not give rise to an unacceptable impact on the living conditions of its occupants.

With regard to privacy, the proposal includes first-floor windows within the west-facing gable elevation, serving a bedroom. These windows would face towards the side elevation, driveway and part of the garden area of No. 21, where two existing first-floor windows also face towards the application site. The separation distance between the proposed first-floor window and the side elevation of No. 21 would be approximately 25 metres, exceeding the minimum 21-metre separation distance between opposing habitable room windows recommended within the Council's Extensions SPD.

The proposed first-floor window would be approximately 10.5 metres from the shared boundary with No. 21. Whilst the Council's Extensions SPD does not prescribe a specific minimum separation distance between first-floor habitable windows and neighbouring private garden areas, it advises that side windows should not be incorporated where they would result in unacceptable overlooking of neighbouring gardens or otherwise constrain the development potential of adjoining land. The SPD does, however, recommend a separation distance of 10.5 metres between habitable windows and undeveloped land. Given that the proposal achieves this separation distance to the shared boundary, together with the presence of existing boundary planting and the overall relationship between the properties, it is not considered that the proposed window would give rise to an unacceptable loss of privacy or overlooking of No. 21's garden.

Taking account of the separation distances achieved, the existing boundary screening and the guidance contained within the SPD, Officers are satisfied that the proposal would not result in significant overlooking or an unacceptable adverse impact on the living conditions of the occupiers of No. 21.

17, Northfield Lane

In respect of outlook, daylight and overbearing impact, the proposed extension is located approximately 8.1 metres from the shared boundary with No. 17. Although the development would increase the height of the dwelling, the relationship between the properties is such that the eaves, at approximately 4.5 metres in height, would form the closest element to the neighbouring boundary. Owing to the orientation of the site, the perceived bulk and massing of the development from No. 17 would be limited, and the proposal would not result in a significant loss of outlook or an unacceptable reduction in daylight or sunlight to the neighbouring dwelling or its private amenity space.

With regard to privacy, the proposal includes three additional first-floor openings within the elevation facing No. 17, comprising two bedroom windows and one window serving a wardrobe/dressing room. The application site occupies a slightly lower ground level than No. 17, and the proposed windows would principally overlook the rear garden rather than directly towards the neighbouring dwelling. Furthermore, the existing mature boundary vegetation, including established hedging and trees, provides substantial screening between the two properties. The windows are also positioned within the gabled roof form, resulting in lower window heights than would typically be associated with a full first-floor elevation. Consequently, opportunities for direct overlooking would be limited. Taking these factors together, it is not considered that the proposal would result in an unacceptable loss of privacy or otherwise have a detrimental impact on the living conditions of the occupiers of No. 17.

23 Northfield Lane

In terms of outlook, overshadowing and overbearing impact, No. 23 is situated at a sufficient distance from the proposed extension, with the properties separated by a driveway and established boundary treatments on either side. This intervening space, together with the spatial relationship between the dwellings, would ensure that the proposal would not appear unduly dominant or result in any material loss of daylight, sunlight or outlook to the occupiers of No. 23.

With regard to privacy, the proposal includes three first-floor windows within the north-facing elevation serving a bathroom, staircase and bedroom. These windows would be positioned approximately 7.5 metres from the shared boundary and approximately 26 metres from the rear elevation of No. 23, thereby exceeding the 21-metre separation distance between opposing habitable room windows recommended within the Council's Extensions SPD. The proposed windows are set well back from the neighbouring dwelling, and the existing driveway together with established boundary planting provides additional separation and screening. Taking these factors into account, it is not considered that the proposal would result in an unacceptable loss of privacy or otherwise harm the living conditions of the occupiers of No. 23.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

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

The proposal would increase the size of the dwelling from two to four bedrooms. In accordance with the Council's Extensions SPD, a dwelling of four or more bedrooms is expected to provide a minimum of three off-street parking spaces.

The existing garage would be retained as part of the development, together with the full extent of the existing front driveway, which measures approximately 35 metres in length. In addition, there is an area of hardstanding to the side of the dwelling capable of accommodating a further vehicle. Whilst the submitted plans do not include a formal parking layout, officers consider that from the scale and configuration of the existing hardstanding that the site is capable of accommodating at least three vehicles within its curtilage without resulting in a reliance on on-street parking.

Accordingly, it is considered that the proposal would provide sufficient off-street parking to serve the enlarged four-bedroom dwelling and would accord with the parking standards set out within the Council's Extensions SPD.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

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 9 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

The site is not within a bat alert layer on the Council's GIS system and there are no records of bat roosting at the site. As such, it is considered the proposal would have a neutral impact upon ecology.

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 pre-dates 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 modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

Land stability

Policy LP53 of the Kirklees Local Plan and paragraphs 196 and 197 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

Paragraph 197 of the National Planning Policy Framework states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The application site falls within an area at higher risk of ground movement as a result of past mining activities as determined by the Coal Authority. Whilst falling within a high risk area the Coal Authority identify the development type as that which does not need submission of a Coal Mining Risk Assessment. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority's standing advice is provided in the event of any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with policy LP53 and paragraphs 187 and 196 of the National Planning Policy Framework.

6 – Representations:

Kirkburton Parish Council have stated they have no comments to make which 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 that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2026/91256

Officer Recommendation:

Conditions

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 (as amended).

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, LP30, LP53 & LP57 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 9, 12, 13, 14 & 15 of the National Planning Policy Framework.

3. The external render walls of the first-floor extension hereby approved shall be of an off-white, stone or cream through render material and colour finish. The materials of construction and colour finishes approved by this condition shall be completed prior to the development being brought into use and thereafter retained for the lifetime of the development.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02, LP24 & LP57 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 & 13 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	003	-	20/05/2026
Site Plan	006	-	11/05/2026
Existing Plans	001	-	11/05/2026
Existing & Proposed Elevation	002	-	11/05/2026
Proposed Plans	004	-	11/05/2026
Proposed Elevations	005	-	11/05/2026
Application Form	-	-	11/05/2026
Climate Change Statement	-	-	11/05/2026
Design and Access Statement by Calder Valley Architects	-	-	18/05/2026

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 the proposal was acceptable as submitted.

HIGH COAL

