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:	**2026/62/91282/E**
Site Address:	12B, Thorncliffe, Thorncliffe Lane, Kirkburton, Huddersfield, HD8 0UG
Description:	Erection of single storey extension, alterations to windows, installation of air source heat pump and alterations
Recommending Officer:	Jennifer Booth

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 29-Jul-2026

OFFICER REPORT

Site Description

12b Thorncliffe is a two storey, stone built property set in a semi-rural area with farm style buildings in the area and open fields.

For clarification, the site is marked as 12a on the ordnance survey maps, however it is 12b as verified on site.

Description of Proposal

The application is seeking planning permission to erect a single storey rear extension, alterations to fenestration and installation of an air source heat pump.

The rear extension would project 3.3m from the original rear wall of the dwelling with a width of 5.3m. The roof form would be pitched.

The plans show the roof lights and windows over the garage element would be replaced with cantilevered windows.

The air source heat pump would be located to the rear of the garage.

The walls would be a combination of brick and render with tiles for the roof covering.

Relevant Planning History

2009/92524 – Erection of extensions – Approved

2012/93111 – Extension to time limit for 2009/92524 – Approved

2020/91050 – Removal of condition 4 (permitted development rights) - Withdrawn

Representations

The application was advertised by site notice, which expired on 22/06/2026

As a result of the above publicity, no representations have been received.

Consultation Responses

Health and Safety Executive (HSE) – do not advise against the grant of planning permission

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 Green Belt on the Kirklees Local Plan Proposals Map

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.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** - Design
- **LP 51** - Protection and Improvement of Local Air Quality
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** - Contaminated land
- **LP 57** – Extension, alteration or replacement within Green Belt

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.

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, and 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.

- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

Principle of development:

The site is within the Green Belt on the Kirklees Local Plan Proposals Map. As such a key consideration will be its impact on the Green Belt and it will be assessed having regard to Policy LP57 and NPPF chapter 13. In addition, the impact of the development on design grounds, residential amenity and highway safety will also be considered along with, biodiversity and all other material considerations and representations received.

Impact on Green Belt:

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt. Paragraph 153 of the NPPF states that inappropriate development should not be approved except in ‘very special circumstances’.

Paragraphs 154 and 155 of the NPPF set out that certain forms of development are exceptions to ‘inappropriate development’. Paragraph 154 sets out that the extension or alteration of a building could be appropriate provided it does not result in disproportionate additions over and above the size of the original building. Policy LP57 of the Kirklees Local Plan is consistent with advice within the NPPF. Policy LP57 of the Local Plan relates to the extension, alteration and replacement of existing buildings in the Green Belt. In the case of extensions, it notes that these will be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance.

Policy LP57 also outlines that such development should not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standing, curtilages and enclosures and means of access. Further to this, Policy LP57 states that with such development, 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.

The proposed single-storey rear extension is modest in scale and has been designed to remain clearly subordinate to the host dwelling. Given its limited footprint and height, the extension would not detract from the existing dwelling's visual prominence, which would continue to be read as the dominant feature on the site. As such, the development would not result in a material encroachment into the open character of the Green Belt and would preserve its openness.

The proposed alterations to the fenestration are limited in scope and relate solely to changes in the arrangement and appearance of openings within the existing building. The works would not increase the footprint, height, bulk or massing of the dwelling and would therefore have no appreciable effect on the openness of the Green Belt. The alterations are considered proportionate to the scale of the host property and represent an appropriate form of development that would preserve the character of the existing dwelling.

The proposal includes the installation of an air source heat pump and associated external plant equipment to the rear of the dwelling. The equipment would be limited in size and discreetly positioned within the domestic curtilage, where it would be viewed against the backdrop of the existing building. Given its limited scale and visual presence, the installation would not materially affect the openness of the Green Belt nor result in any significant visual intrusion. Consequently, it is considered an acceptable addition that would preserve Green Belt openness while supporting improved energy efficiency at the property.

Impact on visual amenity:

Key Design Principle 1 of the House Extensions & Alterations 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 House Extensions & Alterations SPD goes onto 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 proposal under consideration consists of three distinct elements which shall be addressed below.

Single storey rear extension

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The proposed single-storey rear extension is considered to be of an appropriate design, scale and appearance in relation to the host dwelling. The extension would utilise materials that match or closely complement those of the existing property, ensuring a cohesive relationship with the established built form. By virtue of its modest proportions and sympathetic design, the extension would integrate successfully with the dwelling and would not appear as an incongruous or dominant addition, thereby preserving the visual character and appearance of the property and the surrounding area.

Fenestration changes

The proposed alterations to the fenestration are limited in nature and would introduce a degree of visual interest to the rear elevation. The amended openings are considered proportionate to the scale and design of the dwelling and would remain in keeping with its overall architectural character. As a result, the changes would not appear harmful or out of character, and would maintain the visual amenity of the host dwelling and the wider street scene.

Air source heat pump

The proposed air source heat pump and associated external unit would constitute a small-scale addition to the property. Owing to its limited size and discreet siting to the rear of the dwelling, the equipment would have a minimal

visual presence and would not appear unduly prominent within the site. Consequently, the installation would not adversely affect the character, appearance or visual amenity of the dwelling or the surrounding area.

Having taken the above into account, the proposals 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 (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

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 House Extensions & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

With regard to neighbouring amenity, the only property with the potential to be affected by the proposed development is No. 12A Thorncliffe. The proposed single-storey rear extension would be positioned approximately 8 metres from the shared boundary and would feature a limited projection and modest height. Given this relationship, the extension would not give rise to any unacceptable overbearing impact or loss of light to the neighbouring occupiers through overshadowing. Furthermore, the proposed side elevation windows would be orientated towards the boundary treatment between the properties, comprising a fence and gate of approximately 2 metres in height. This arrangement would effectively prevent views towards neighbouring private amenity areas and ensure that no harmful overlooking would occur.

The proposed alterations to the fenestration would not increase the size, scale or built form of the dwelling and are therefore not considered capable of giving rise to any additional impacts upon neighbouring residential amenity. The amended openings would principally serve and overlook the applicant's own private garden area and would not introduce any new opportunities for overlooking or loss of privacy to adjacent occupiers. Accordingly, the proposed changes are considered acceptable in terms of their impact on residential amenity.

The heat pump would be positioned approx. 4.5m from the shared boundary with the adjoining property. Given the location within the curtilage of the host property and its scale, it is considered that the ASHP would not result in any undue harm with regard to overbearing or overshadowing for the occupiers of the neighbouring property and would be acceptable in terms of residential amenity.

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 & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Impact on highway safety:

The proposals will not result in any significant intensification of the domestic use. As such, the existing parking to the front of the property together with the garage are considered to represent a sufficient provision. Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

Other matters:

HP gas

The property is within the consultation zone for a HP gas line. The HSE have been consulted and have responded with no concerns.

Noise

Policy LP52 is considered to be of relevance and sets out that development must be considered in relation to potential for increases from pollution, in this case the relevant possible increases could relate to noise, light & odour emissions. The product information the applicant has submitted identifies that the predicted external Rating Noise Level (LAr,Tr) as not more than 55 dB(A) with a gap of 4.5m to the nearest noise receptor and solid screening in terms of fencing between the properties was observed on site. Having regard to the submitted detail and the scale / nature of the proposal it is considered that the impact of the proposal as a result of noise would not be of such significance that refusal on grounds of noise impact could be substantiated in this case.

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 for consideration.

Representations:

None

Negotiations:

None

Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a single storey extension to the rear with fenestration alterations and the installation of an air souce heat pump at 12b Thorncliffe has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & 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 proposals are 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.

As set out above, 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: 2026/91282
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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of the National Planning Policy Framework.

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of chapter 12 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	Web ID	Date Received
Location Plan	-	1140108	19/05/2026
Existing Block Plan	-	1140109	19/05/2026
Proposed Block Plan	-	1140112	19/05/2026
Existing Elevations and Floor Plans	-	1140110	19/05/2026
Proposed Elevations and Floor Plans	-	1140111	19/05/2026
Specification Sheet	-	1140115	19/05/2026
Climate Change Statement	-	1140116	25/02/2026

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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated 20/07/2026