

# **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:         | <b>2026/62/91324/W</b>                                                        |
| Site Address:         | 20, Thorpe Green Drive, Golcar, Huddersfield, HD7 4QU                         |
| Description:          | Erection of two storey side and single storey rear extensions and alterations |
| 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.**

Danielle Cooper

***AUTHORISED OFFICER***

**Date: 30-Jul-2026**

## **The Site**

20, Thorpe Green Drive is a two-storey semi-detached dwelling located in Golcar, Huddersfield. The building is faced in brick with a hipped roof incorporated above finished in concrete tiles. The site is located within a residential area whereby the majority of the surrounding houses are similar in character and design. Notwithstanding this it is noted that a few of the properties along Thorpe Green Drive have had extensions with one of them being similar to what is proposed in this application.

## **The Proposal**

The applicant is seeking planning permission for erection of two storey side and single storey rear extensions and alterations.

### **Two storey side extension**

The proposed side extension projects approximately 2.2m from the front of the side elevation and extends to a width of approximately 3.4m at the rear. It measures approximately 5.1m to the eaves and 7.2m to the ridge. The first floor is set back by around 500mm from the ground floor front projection, and the ground floor extends approximately 1.2m beyond the principal side wall to form a lean-to porch.

The extension would be constructed in brick with a concrete tiled roof. The roof is hipped in form and set below the ridge height of the host dwelling.

The front elevation would incorporate a single first-floor window and a roller shutter garage door at ground-floor level. The rear elevation would include one window at ground-floor level and one window at first-floor level.

Internally, the ground floor would provide a store, utility room and WC, while the first floor would accommodate two bedrooms.

### **Single storey rear extension**

This extension projects 3.5m from the rear elevation and measures 8.3m in width. The extension measures 2.8m to the eaves and 4m to the ridge and is finished in brick with a lean-to roof incorporated above finished in concrete tiles.

Two pairs of patio doors are proposed to the rear elevation as well as three rooflights above. Internally, the extension serves a kitchen and dining room/playroom.

## **History of Negotiations**

Revised plans were submitted on 2 July which reposition the extension away from the adjacent boundary. The agent stated the amendment addresses potential conflict identified between the proposed development and the combined sewer located to the rear of the property.

Officers also sought amended plans to reduce the scale of the development in accordance with the Extensions SPD. Amended plans were received 17 July and the application has been progressed to determination on the basis of these.

### **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: 2 July 2026.

No representations were received as a result of the publicity. The amended plans were not re-publicised as these did not fundamentally change the development applied for.

### **Parish/ Town Council Comments**

N/A.

### **Consultations**

KC Highways Development Management (verbal): no objection.

### **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).

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

### National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12<sup>th</sup> December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16<sup>th</sup> 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 14 – Meeting the challenge of climate change, flooding and coastal change

### 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
1. Impact upon visual amenity

2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters
5. Representations
6. Conclusion

## **1 – Principle of development:**

The site is without notation on the Kirklees Local Plan. 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”.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

## **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.

## Two storey side extension

Section 5.20 of the SPD relates to two storey side extensions and provides the following guidance:

### *5.20 Two-storey side extensions should:*

- *not take up all or most of the space to the side of a house;*
- *maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and*
- *be set back at least 500mm from the front wall of the house.*

The proposed side extension would occupy the majority of the existing gap between the host dwelling and the side boundary, leaving a separation distance of approximately 0.2m. It is acknowledged that the spacing between dwellings is a defining characteristic of this section of Thorpe Green Drive, contributing to the open and spacious appearance of the street scene. Consequently, the proposal would result in the loss of much of the existing gap to the side of the property and would inevitably reduce this sense of openness.

Notwithstanding this, the relationship between the host dwelling and the adjoining property to the south (No. 18) is important when considering the development's impact on the street scene. The dwellings are positioned at an oblique angle to one another, not directly parallel, and the hipped roof slopes away from the shared boundary. As a result, the perception of continuous built form between the two properties would be reduced, and a greater sense of openness would be retained towards the rear of the extension. Whilst the proposal would diminish the existing spacing between the dwellings, it is not considered that it would create an unacceptable terracing effect or otherwise appear unduly dominant within the street scene.

The extension would be constructed with a hipped roof set below the ridge line of the existing dwelling, which would reduce its overall bulk and ensure it remains visually subordinate to the host property. In addition, amended plans have secured a first-floor set back of approximately 500mm from the front elevation, further creating a subordinate appearance of the extension in accordance with the Council's Extensions SPD.

The proposed materials comprise brickwork to match the existing dwelling and a concrete tiled roof. A condition requiring the external materials to match those of the host dwelling is recommended to ensure a satisfactory appearance which matches the host and surrounding development.

Overall, whilst the proposal would result in some loss of the spacious character derived from the existing gap to the side of the dwelling, the extension has been designed to remain subordinate to the host property and street scene through its reduced ridge height, hipped roof form and first-floor set back. Taking these factors into account, together with the angled

relationship between the neighbouring dwellings, it is considered that the proposal would not result in unacceptable harm to the character or appearance of the street scene.

### Single storey rear extension

Section 5.6 of the SPD relates to single storey rear extensions and provides the following guidance:

5.6 Single storey extensions should:

- be in keeping with the scale and style of the original house;
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height;
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraced houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge

The proposed rear extension is modest in scale, projecting 3.5m from the rear elevation and reaching a maximum height of 4m. It would be constructed using materials that match those of the existing dwelling, ensuring the design is in keeping with the host property. The extension has been designed with a lean-to roof, which is considered to complement the hipped roof form of the host property.

For the reasons set out above, the proposed extension is considered to be subordinate to the host dwelling in terms of its scale, design, and appearance. As it is located to the rear of the property, where views from the public realm are limited, it would not have a significant impact on the character or appearance of the street scene.

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.”*

#### Impact on No.22

No. 22 is the adjoining property to the north. The proposed two-storey side extension would be largely screened by the main body of No. 20, with the single-storey rear extension being the element with the greatest potential to affect the amenity of the neighbouring occupiers.

It is considered that, by virtue of its modest scale, single-storey form, 3.5m projection, and maximum height of 4m, the rear extension would not give rise to any significant adverse impacts in terms of overshadowing, overbearing impact, or loss of outlook for the occupants of No. 22. In addition, the extension would be set approximately 0.9m from the shared boundary, further reducing its visual impact and preventing any undue overbearing / oppressive impacts. Accordingly, officers are satisfied that the proposal would not result in unacceptable harm to the residential amenity of the occupiers of No. 22.

#### Impact on No.18

Semi-detached dwelling to the south.

The proposed two-storey side extension would be positioned adjacent to the side driveway of No. 18. Due to its two storey scale and massing, the extension would inevitably result in some degree of overbearing impact on this side driveway and windows of No.18. During the site visit, it was observed that the development would be situated approximately 3m from the ground-floor side entrance door and a first-floor side window serving No. 18. However, the first-floor window is relatively small in scale and is considered likely to serve a landing or other non-habitable space, rather than a primary habitable room.

Accordingly, while the proposal may give rise to some loss of light and an increased sense of enclosure, these impacts are not considered to be materially harmful to the living conditions of the occupants of No. 18, given the secondary nature of the affected openings. Furthermore, although the extension would have an impact on the side driveway, this area does not represent the property's sole external amenity space. No. 18 also benefits from a small front garden and a more substantial private rear garden. As such, the proposal would not unduly overbear upon the property's usable outdoor amenity space or result in an unacceptable loss of residential amenity.

The submitted plans confirm that no windows are proposed within the side elevations of the extension. Consequently, the development would not give rise to any unacceptable overlooking or loss of privacy for the occupants of No. 18.

There are no neighbouring properties in close proximity to the rear of the site that would be materially affected by the proposed development.

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 proposed extension would increase the number of bedrooms within the dwelling from three to four. The Council's Extensions SPD advises that dwellings with four or more bedrooms should provide three off-street parking spaces.

Kirklees Council Highways Development Management has been informally consulted during the assessment of the application. In light of the increase in the number of bedrooms and the associated parking demand, officers have reviewed the proposed parking arrangements. The entire front curtilage would be hard surfaced, providing an area of approximately 7.5m in width by 5.5m in depth. Officers consider this to provide sufficient space to accommodate three off-street parking spaces, in accordance with the guidance set out in the SPD.

As the proposal includes the formation of a dropped kerb, an informative is recommended to advise the applicant that any alterations to the public highway will require a Section 184 Agreement under the Highways Act 1980. A further informative is also recommended to ensure that the driveway is

constructed using permeable surfacing materials in accordance with the Guidance on the Permeable Surfacing of Front Gardens (Parking Areas).

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 12<sup>th</sup> 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.

## **6 – Representations:**

None received

## **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:** 2026/91324

**Officer Recommendation:** Approve

**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).

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 accord with Policies LP01, LP02, LP21, LP22 & LP24 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 and 14 of the National Planning Policy Framework

2. The external walls and roofing materials of the two storey side and rear 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 in accordance with Policies LP01, LP02 & LP24 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 of the National Planning Policy Framework.

3. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

**Reason:** In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and the Council's adopted Highways Design Guide.

**NOTE:** The granting of planning permission does not authorise the carrying out of works within the highway and the changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Plans and specifications schedule:-

| <b>Plan Type</b>         | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--------------------------|------------------|----------------|----------------------|
| Plans as existing        | 1                | -              | 22/05/2026           |
| Plans as proposed        | 2                | B              | 17/07/2026 j         |
| Climate Change Statement | -                | -              | 22/05/2026           |
| Application Form         | -                | -              | 22/05/2026           |

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. Officers sought amended plans to reduce the scale of the development in accordance with the Council's Extensions SPD.

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