

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:	2026/62/91492/W
Site Address:	71a, Woodside Road, Beaumont Park, Huddersfield, HD4 5JF
Description:	Demolition of existing garage and erection of replacement garage with two storey side extension
Recommending Officer:	Joshua Merriman

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: 23-Jul-2026

Officer Report – 2026/91492

Site Description

The application site refers to 71a, Woodside Road, Beaumont Park, Huddersfield, HD4 5JF, a two-storey detached property faced in stone, with a grey slate tiled roof, and uPVC windows and doors. The application property lies in a relatively uniform street scene, surrounded by properties of mostly a similar size, scale, character, appearance, and age. Furthermore, the dwelling benefits from a hard-standing parking area to the South, as well as amenity space to the South, West, and North.

Description of Proposal

The Scheme

The applicant is seeking permission for Demolition of existing garage and erection of replacement garage with two storey side extension.

The proposal will erect a two-storey side extension in replacement of the existing single storey garage to the side, as well as a further single storey rear extension in the form of a replacement garage.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Supporting Statement
- Climate Change Statement

History of Negotiations / Amendments Received

No amendments have been requested by Officers.

Relevant Planning History

The most relevant planning history relates to the following planning applications

2000/92424 - ERECTION OF DORMER EXTENSION AND REPLACE EXISTING FLAT ROOFS WITH PITCHED ROOFS TO EXISTING DORMERS – Conditional Full Permission.

2004/92327 - DEMOLITION OF EXISTING DWELLING AND OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT – Conditional Outline Permission.

2005/93418 - RESERVED MATTERS APPLICATION FOR ERECTION OF 5NO. DETACHED HOUSES WITH GARAGES AND DEMOLITION OF EXISTING DWELLING – Withdrawn.

2006/90286 - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 10 APARTMENTS IN 3 BLOCKS – Refused.

2006/94444 - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 4 NO. DETACHED DWELLINGS WITH GARAGES – Conditional Full Permission.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2024).

The application has been publicised as affecting a public right of way, on the Council's website, by site notice and by press advertisement. The expiry date of the publicity period was the 09/07/2026.

One representation has been received, stating the following:

- The extension is not subservient to the main dwelling and needs to be reduced in size

Consultation Responses

No consultations considered necessary.

Allocation and Policy

The site is allocated in proximity of PRow HUD/220/20 within the Kirklees Local Plan (adopted 2019). The site is also located within a swift nesting area, twice buffer, upon potentially contaminated land, and has had permitted development rights removed.

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity
LP53 Contaminated and Unstable land

National Policies and Guidance

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

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.

Chapter2 Achieving sustainable development
Chapter12 Achieving well-designed places
Chapter14 Meeting the challenge of climate change, flooding and coastal change
Chapter15 Conserving and enhancing the natural environment

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
House Extensions & Alterations SPD (adopted June 2021)

The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017

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

1 – Principle of Development

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.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

Policy LP2 of the KLP sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

The dimensions of sustainable development will be considered throughout the proposal.

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 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

These issues along with other policy considerations will be addressed below.

Considering the above policy, the principle of the development is considered to be acceptable.

2 – Impact on character and appearance of the area

Visual Amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’*.

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.

The recommendations of Paragraphs 5.17, 5.20 and 5.22 of Councils House Extensions and Alterations SPD are considered relevant.

The two-storey side extension, although not set back 500mm from the front elevation of the property, will appear visually sympathetic in keeping with the design of the dwelling so as not to look out of character. The extension will also have a roof design which follows that of the host property, and use sympathetic materials including stone, grey slate roof tiles, and uPVC windows and doors.

The proposal ensures that both the North and South elevations of the development appear as frontages to address both Woodside Road and Butternab Road given the properties corner plot location.

Having cognisance of the recommendations of the SPD weight is afforded a number of factors in this case, there is no clearly defined building line to this section of the street and a garage structure at the side is in proximity to the boundary of the site already. The orientation of the existing dwelling is such that there is a prominence to the dwelling in the street and the character of the wider locality is not considered to be significantly affected by the proposal.

Whilst there would be a greater level of built form and massing closer to the highway, the impact is not considered to be of such significance that refusal could be substantiated in this case. There would remain a separation between the development and the site boundary and the individual site characteristics are such that this dwelling is surrounded by highways which reduces the establishment of a building line in relation to this dwelling. The element closest would be single storey which reduces the overall impact and ensures the building would not become an overly dominant feature within the street.

Considering the above assessment, the proposed extensions are considered to be acceptable with regard to visual amenity.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principle 3 states that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours

Key design principle 4 sets out 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.

Key design principle 5 relates to overshadowing/loss of light and details that extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.

Key design principle 6 seeks to ensure developments preventing overbearing impact and that extensions and alterations should not unduly reduce the outlook from a neighbouring property.

Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The recommendations of Paragraphs 5.16, 5.20 and 5.22 of Councils House Extensions and Alterations SPD are considered relevant.

The two-storey side extension does not take up all the space to the side of the property. Given that there is no neighbouring property to this side of the dwelling, it is considered that there would be no adverse impacts on residential amenities as a result.

Given the location of the single storey side extension and the lack of neighbouring properties in the immediate vicinity of the proposal, it is considered that there would be no significant impact upon neighbouring properties in the form of overshadowing, overbearing, light, or outlook.

As the closest neighbouring property is 16m to the South and any new windows facing South are not projecting further forward than those in the dwelling, it is considered that there will be no significant impact upon overlooking or privacy. All neighbouring properties in other directions are a minimum of 31m away.

The dwelling will retain amenity space to the front, side, and rear which amounts to at least 50% of the total existing amenity space.

It is therefore considered that in terms of residential amenity, the proposed development would have an acceptable impact and comply with all relevant policies.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and 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.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

Although nothing specific is detailed within the submitted plans, it is considered that there is adequate space on site for waste storage.

The proposal will increase the number of bedrooms in the property from four to five, however, the scale of the hard-standing parking area on site will not be impacted, therefore, the current parking provision at the property is acceptable to remain as the requirement for off-street parking spaces will not increase because of the proposal. It is noted that the garage will be reduced in scale, and will therefore not be large enough in scale to accommodate an off-street parking space, however, the hard-standing area to the front of the dwelling is considered to remain adequate. Furthermore, the proposal is set well back from the closest highway and is not considered to have any significant impact upon highway safety.

It is therefore considered that in terms of access and highway safety/parking the proposed extension 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. Furthermore, it is considered that the proposal would also comply with Principle 19 of the adopted House Extensions & Alterations SPD.

5. 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 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.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

6. Other Matters

Impact upon Ecology

Chapter 15 of the National Planning Policy Framework is 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. Whilst it is acknowledged that the site is located within an identified swift nesting area and twite buffer, the proposals are relatively modest, and in this case would not significantly impact upon the existing roof space which has the potential for providing a nest for swifts or twites. Therefore, it is considered unlikely that the proposals would have a significant impact on the swift and twite populations. An informative would be included making the applicant aware that if swifts or twites are discovered on site during the works, any development shall cease, and the applicant is advised to contact Natural England for advice on how to move forward. Subject to informative the proposal is considered to be acceptable in this regard.

7. Representations

One representation stating 'The extension is not subservient to the main dwelling and needs to be reduced in size' has been received.

Consideration has been given to the visual impact of the proposal in light of the relevant policies. It is concluded that the proposal would be acceptable in this regard, as set out in section 2 of this report, and on balance it would not be reasonable of the LPA to refuse permission on the basis of the design of the development in this case.

8. 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation
PERMISSION

CONDITIONAL FULL

Decision Authorisation: Delegated Powers

Application Number: 2026/91492

Officer Recommendation: Conditional Full Permission

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 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

3. The external wall and roofing materials used in the construction 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, principles within the House Extensions and Alterations SPD and the policies contained within Chapter 12 of the National Planning Policy Framework.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If swifts are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If twites are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	2601-0101-R01	-	02/06/2026

Plan Type	Reference	Version	Date Received
Proposed Plans and Elevations	2601-0301-R02	-	02/06/2026
Application Forms	-	-	02/06/2026
Supporting Statement	-	-	02/06/2026
Climate Change Statement	-	-	02/06/2026

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.