

**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:	2026/62/91514/E
Site Address:	3, Clarence Street, Cleckheaton, BD19 5HJ
Description:	Erection of two storey side extension with associated external alterations
Recommending Officer:	Nicole Helliwell

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 05-Aug-2026

Officer Report

Reference No. 2026/62/91514/E

Site Address: 3, Clarence Street, Cleckheaton, BD19 5HJ

Proposal: Erection of two storey side extension with associated external alterations

Site Description

The application relates to 3 Clarence Street, a two-storey semi-detached property situated in Cleckheaton. The dwelling is constructed from stone and incorporates a dual-pitched roof finished in tiles. The neighbouring properties are of residential and commercial use and are varied in age, size, style, and materials. The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within close proximity to the site.

Description of Proposal

The application seeks planning permission for the erection of a two storey side extension with associated external alterations.. The details of the proposal are summarised below:

- Two storey side extension (projection approx. 3.4m, maximum height approx. 7.64m and eaves height approx. 5.3m - 5.6m due to changes in ground level)
- Erection of raised decking and steps to the rear of the site (projection of decking approx. 1m, projection of steps approx. 0.75m and overall height approx. 0.75m)
- Erection of low level stone wall with fencing above to the rear of the site (overall height approx. 2m)

Relevant Planning History

Not Applicable.

Representations

The application was publicised by site notice, which expired on 3rd August 2026. As a result of the above publicity, no representations have been received.

Consultation Responses

KC Highways Development Management – No objection to the proposed boundary treatment

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highways and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity and Geodiversity
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** - Contaminated and Unstable Land

Supplementary Planning Guidance/Documents:

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

In this case, the following SPDs are applicable:

- Highways Design Guide SPD (adopted 4th November 2019)
- House Extensions and Alterations SPD (adopted 29th June 2021)

National Policies and Guidance:

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

guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** - Achieving Sustainable Development
- **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

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.

Assessment

1. Principle of development

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

2. Impact on Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (SPD) does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the SPD goes 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 NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of*

sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Two Storey Side Extension

The proposed two-storey extension would project approximately 3.4m from the side elevation of the original dwellinghouse. The enlargement would be faced in stone and would incorporate a dual-pitched roof finished in tiles to match the appearance of the original build. The extension would have a lower ridge line and would be set back approximately 0.5m from the principal elevation which would enhance its subservience to the host dwelling. Whilst it is noted that the enlargement would alter the scale and form of the dwelling, this is considered acceptable given that the property and its curtilage would support the extension without it appearing incongruous or amounting to overdevelopment. For these reasons, it is considered that the proposed enlargement would not have any significant visual impact on the character and appearance of the surrounding area.

Boundary Treatment

The submitted plans confirm that a low-level stone wall and pillars with a fence above would be erected to the rear of the site. The stone wall would measure approximately 0.95m in height and the stone pillars would measure approx. 2m. The fence would measure approximately 1m in height and would sit above the wall. Given the design, scale and siting of the boundary treatment proposed, it is considered that the proposed works would not have any significant visual impact on the character and appearance of the surrounding area.

Raised Decking and Steps

The raised decking and steps proposed would be located to the rear of the dwellinghouse. The decked area would project approximately 1m from the rear elevation of the property and would have an overall height of approx. 0.75m. The steps proposed would extend 0.75m from the rear of the proposed decking and would have an overall height of approx. 0.55m. However, due to its siting, the proposed development would have limited visibility from public vantage points and is not considered to have a significant visual impact on the character and appearance of the host property and surrounding area.

Summary

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

3. Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

There are no residential properties located to the west of the application site that would be affected by the proposed development.

Impact on 1 Clarence Street

1 Clarence Street is a two-storey semi-detached property which adjoins the application property to the east. The submitted plans confirm that the proposed two-storey side extension would have no significant impact on the neighbour's residential amenity given that it would be located on the opposite side of the property and would not surpass the front or rear elevations of no.1.

The proposed decking would be located to the rear of the side extension, away from the shared boundary and therefore would not result in an additional overlooking impact to the adjoining neighbour.

Impact on 5 Clarence Street

5 Clarence Street is a two-storey semi-detached property located south of the application site. The proposed two-storey side extension would occupy a position approximately 21.5m from the rear elevation of no.5. Given that offset positioning and that the separation distance retained would be sufficient, it is considered that the proposals would not result in any undue harm to the neighbouring occupants with regards to overbearing, overshadowing or overlooking.

Occupier Amenity

The plans confirm that sufficient outdoor amenity space of a functional layout would be retained at the site. On this basis, the proposed works would ensure an acceptable standard of amenity for existing and future occupants.

Summary

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed alterations would not intensify the domestic use at the dwelling or affect the existing parking arrangements on site. KC Highways DM have confirmed that they have no objections to the proposed boundary wall/fence, given the presence of the existing high hedge.

Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

5. Other Matters

Carbon Budget

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards. There are no other matters relevant to the determination of this application.

Biodiversity

Whilst the site is located in an area identified as being within a 'bat alert' layer on the Council's mapping system, in this instance, the nature of the works is considered unlikely to have a detrimental impact on the bat population. However, a footnote will be added to the decision notice to provide the applicant with advice should bats or bat roosts be found during construction. This would accord with the aims of Policy LP30 of the Kirklees Local Plan, the Council's Biodiversity Net Gain Technical Advice Note, and Chapter 15 of the National Planning Policy Framework.

Contaminated Land

The application site is located within 250m of a historic landfill site on the Council's mapping system. As such, Officers consider it necessary to add an unexpected, contaminated land condition to the decision notice to ensure the proposal accords with LP53 of the Kirklees Local Plan.

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

6. Representations

No representations were received following the statutory publicity.

7. Negotiations

Amendments were sought during the course of the application to address inconsistencies with the submitted drawings. The revised drawings received were considered acceptable.

8. Conclusion

This application for the erection of a two storey side extension with associated external alterations at 3 Clarence Street has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered to be acceptable.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve

Decision Authorisation - Delegated Powers

Application Number: 2026/91514

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP21, LP22, LP24, LP30, LP52 and LP53 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The external walls and roofing materials of the two storey side extension hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

4. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that

part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 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: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
Existing Site & Location Plan	01	-	03/06/2026

Proposed Site Plan	02	-	03/06/2026
Existing Ground Floor Plan	03	-	03/06/2026
Existing First Floor Plan	04	-	03/06/2026
Existing Roof Plan	05	-	03/06/2026
Proposed Ground Floor Plan	06	-	03/06/2026
Proposed First Floor Plan	07	-	03/06/2026
Proposed Roof Plan	08	-	03/06/2026
Existing Elevations (1 of 2)	09	-	03/06/2026
Existing Elevations (2 of 2)	10	-	03/06/2026
Proposed Elevations (1 of 4)	11	-	03/06/2026
Proposed Elevations (2 of 4)	12	-	03/06/2026
Proposed Elevations (3 of 4)	13	-	28/07/2026
Proposed Elevations (4 of 4)	14	-	03/06/2026
Climate Change Statement	-	-	03/06/2026

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 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. The Case Officer undertook negotiations with the agent to secure amended plans. The revised drawings received addressed previous inconsistencies with the plans and were considered acceptable.

Report Dated: 05/08/2026