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:	**2026/62/91622/W**
Site Address:	186, Lindley Moor Road, Lindley Moor, Huddersfield, HD3 3UE
Description:	Erection of single storey extension to rear, dormer to rear, porch to front, raised decking to rear and associated alterations
Recommending Officer:	John Holmes

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: 29-Sep-2026

THE SITE

The application site relates to a semi detached dwelling which fronts Lindley Moor Road, with the M62 beyond. To the east and west are dwellings of a similar type, age, style and design. To the rear (south) are garden spaces and semi detached dwellings beyond at a distance of 44m (rear – rear elevations).

THE PROPOSAL

The applicant is seeking planning permission for:-

Erection of single storey extension to rear, dormer to rear, porch to front, raised decking to rear and associated alterations.

Front porch

This would be 2.4m x 1.7m and 2.6m in height of a flat roof design and located where an existing flat roof front porch is sited.

Single storey extension to rear

This would be 4.4m x 3m (projection) and have a height of 3.3m to the eaves and 5.1m to the topmost part of the roof and be of a hipped roof design which ties into the rear of the existing roof slope.

Dormer to rear

This would have a projection of 3.6m from the rear roof slope (at the roof level) and would be set down from the ridge by 0.3m. The side elevation demonstrates the dormer would be set back from the eaves by 0.2m.

NOTE: Whilst this is not reflected in the rear elevation of the recently submitted amended plan it is demonstrated in the initially submitted plans and the updated floor plan / side elevation and as such it is considered there is sufficient information submitted to enable the LPA to make a decision in relation to this element of the scheme.

Raised decking to rear

This would be 1m in height, sited adjacent to the side elevation of the single storey extension to rear and the driveway to serve the host property.

PLANNING HISTORY

None

PUBLICITY & REPRESENTATIONS

The application has been publicised in accordance with Councils adopted Development Management Charter which incorporates the legislative publicity requirements of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).
As such, this application has been publicised via site notice.

No representations received
NOTE: Amendments has been received which have re-sited the single storey extension to another part of the rear elevation of the dwelling and re sited the rear decking. This was submitted to address concerns of the impact of the single storey element to the side elevation and it is considered that given the overall scale of the development remained, further publicity of the application was not considered necessary in this case.

CONSULTATIONS

None

ALLOCATION & POLICIES

The site is unallocated in the adopted Kirklees Local Plan. The site falls within an are with a known presence of bats.

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

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published August 2026, 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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

Chapter3 Decision Making Policies
Chapter4 Achieving Sustainable Development
Chapter5 Meeting the challenge of climate change
Chapter14 Achieving well designed places
Chapter15 Promoting sustainable transport
Chapter17 Pollution, public protection and security

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

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 chapter 4 of the National Planning Policy Framework. The objectives of the policies in chapter 4 are to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements. For proposals within settlements policy S4 sets out development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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 the development is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact on character and appearance of the area

Policy LP24 of Kirklees Local Plan seeks to ensure development is of a suitable design. Chapter 14 of the NPPF sets out the objective to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

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. The SPD incorporates a comply or justify principle insofar as where a scheme does not comply with the recommendations of the SPD is there relevant justification present.

Front porch

Paragraph 5.13 of the SPD relates to front extensions and details that as front extensions are highly prominent in the street scene and can erode the character of the area if they are not carefully designed, large extensions (single and two-storey) and conservatories on the front of an existing house will not normally be acceptable and are considered likely to appear particularly intrusive.

In this case the proposed porch would replace an existing structure. The size and scale of the proposal, coupled with the large amenity space frontage is such that the proposal would not be a highly prominent addition particularly as it would be set back from the frontmost part of the host property.

On the basis that the materials of construction of the walls of the porch match those used in the construction of the existing building it is considered this element of the scheme would be acceptable.

Single storey extension to rear

Paragraph 5.6 of the House Extensions and Alterations SPD sets out that single storey extensions to rear 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 terraces 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 proposal would be a hipped roof design which ties into the existing roof. The overall scale and design is considered suitable in this case subject to use of matching materials. A gap of 1m is retained to the boundaries, with the overall design considered to be of a subordinate scale in keeping with the host property.

Dormer to rear

Paragraph 5.25 of the house Extensions and Alterations SPD details that the design of dormer windows and roof extensions should reflect the character of the area, the surrounding buildings and the age, appearance and materials of the existing house. Ideally, dormers should be located to the rear of a house and should be as small as possible with a substantial area of the original roof retained.

The dormer is to the rear and within the rear roof slope, it is noted flat roof dormers are a feature of the locality with a flat roof dormer located to the site frontage.

It is noted the proposed dormer would be adjacent to an existing rear dormer in the rear of the adjacent property. As such it is considered that the overall impact of the dormer, taking account the extent to which a dormer could be constructed through pd rights in any event, is acceptable.

A condition to require the dormer to be of a dark grey colour finish, to reduce its visual impact, is recommended.

Raised decking to rear

Paragraph 5.28 of the House Extensions and Alterations SPD is relevant and states in full:

> *'Balconies and roof terraces on existing buildings should not negatively affect neighbouring properties or alter the local character of the area. Balconies and roof terraces should be: Positioned, and screened if required, so that they do not overlook neighbouring homes or gardens. Sited away from locations that are sensitive to additional noise levels or disruption.'*

The proposed raised platform is not considered to be significant in terms of its size / scale and would provide a level access from the property. It is

considered that this element of the scheme would therefore have an acceptable impact.

Subject to conditions as recommended, the proposal is considered to be acceptable subject to inclusion of the recommended conditions.

3 – Impact on residential amenity:

Chapter 17 of the NPPF seeks to ensure an acceptable impact of development proposals in relation to residential amenity. Policy P3(2)(b) seeks to ensure developments do not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and 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. Principle 7 of the House Extensions and Alterations SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Front porch

This is of a size and scale, and sited a distance which is such that it is not considered to lead to any unacceptable levels of overlooking, overshadowing or be unduly oppressive / overbearing.

Single storey extension to rear

The siting of this element of the scheme is such that it would have no significant impact upon neighbouring occupiers in terms of overshadowing or being an oppressive / overbearing feature. Its siting is such that it would be sufficient distance, when coupled with its single storey design to ensure no unacceptable impacts arise in terms of oppressiveness or overshadowing.

The only openings are to the rear and side. The side elevations are 3.7m from the shared boundary and at a 90 degree angle such that no significant overlooking would arise in relation to openings at the rear of the adjoining property. The rear elevation opening is sufficient distance to ensure no significant overlooking arises to neighbouring occupiers.

Dormer to rear

Having regard to the design of the dwellings in this locality and the fact a dormer of similar proportions could likely be achieved through utilising permitted development rights it is considered this element of the scheme is acceptable particularly when considering the fact a similar structure to the rear roof slope of neighbouring dwellings has been undertaken including to the adjoining dwelling. Additional overlooking, overshadowing or the impact in

terms of oppressiveness is not considered to be significant in this case given the distance of the proposal from neighbouring dwellings and the nature of this element of the scheme being to the rear roof slope.

Raised decking to rear

This would be 1m in height, sited adjacent to the side elevation of the single storey extension to rear and the shared boundary. The main outlook would be to the drive to side, and rear amenity space.

Properties to the rear are a sufficient distance to ensure no significant overlooking would arise. A 1m high fence is shown along the shared boundary of the decking, this is upon a decking of 1m in height and will form a overall screen of 2m along the boundary. Weight is afforded the fact a 2m high fence could be constructed in any event.

The decking is accessed by steps at the shared boundary which provide access to the garden.

When considering the overall scale of the decking, its likely function with main activities upon the decking away from the shared boundary given this is the access point to the rear garden and the extent of screening coupled with the differing levels, it is considered that no significant level of overlooking would arise and the decking would not be unduly oppressive / overbearing when considering the extent of boundary treatment which can be undertaken in any case along this boundary.

It is therefore considered that in terms of residential amenity, the proposal 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 15 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 not affect parking provision / waste storage arrangements and is therefore concluded acceptable in this regard.

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

Policies within chapter 19 of the National Planning Policy Framework are relevant and seek to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth.

The Conservation of Habitats and Species Regulations 2017 protect, by law, the habitat and animals of certain species including newts, bats and badgers.

The site is within a bat alert zone, however given the existing roof space is already utilised for residential accommodation the impact of the proposal in this regard is not considered to be significant. An informative note would be included drawing the requirements of the law to the applicants' attention.

Climate Change - Chapter 5 of the NPPF sets out policies relating to meeting the challenge of climate change. The objective of the policies in chapter 5 are details as being to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. It does this by setting out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.

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. 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.

A number of measures including using locally sourced materials and increased insulation is detailed in the submitted climate change statement which would form part of the list of documents required to be adhered to by the development proposal. Subject to condition the proposed development would therefore comply with Chapter 5 of the National Planning Policy Framework.

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: 2026/91622
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).

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 LP1, LP2, LP21, LP22 and LP24 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapters 3, 4, 5, 14, 15 and 17 of the National Planning Policy Framework.

2. The materials of construction used in the construction of the walls of the porch to front and single storey extension to rear, and the materials of construction used in the construction of the roof of the single storey extension to rear shall in all respects match those used in the construction of the existing building.
   Reason: In the interests of visual amenity to ensure materials which have an acceptable visual impact are used in the construction of the development to accord 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 14 of the National Planning Policy Framework.

3. The external colour of the front and sides of the dormer shall be of a dark grey colour finish, which shall be completed prior to the development being brought into use.
   Reason: In the interests of visual amenity to accord with policy LP24 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapter 14 of the National Planning Policy Framework.

NOTE: Bats

Plans and specifications schedule:-

Plan Type	**Reference**	**Date Received**
Location Plan	003	15th June 2026
Proposed Floor Plans	004RevA	23rd September 2026
Proposed Elevation Plans	005RevA	23rd September 2026
Existing Elevation Plans	002	15th June 2026
Existing Floor Plans	001	15th June 2026
Application Form		15th June 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 and otherwise actively engaged with the applicant in dealing with the application.