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:	**2026/62/91702/E**
Site Address:	111, Leeds Road, Mirfield, WF14 0DJ
Description:	Erection of single storey side extension
Recommending Officer:	Morgan Braithwaite

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: 03-Nov-2026

OFFICER REPORT

DECISION LEVEL:
This is a Schedule 1 Application. By virtue of Regulation 4, it must be dealt with under delegated powers.

Site Description
111, Leeds Road, Mirfield, WF14 0DJ is a two-storey detached dwelling faced in stone and light-coloured render. The Property has a driveway with a detached double garage as well as large areas of amenity space to the perimeter of the property and its curtilage.
The area is predominantly residential with access to local amenities. It is also noted than an industrial estate is located to the south-west of the application site.
The site is located within the Green Belt on the Kirklees Local Plan.

Description of Proposal
The applicant seeks permission for the erection of a single storey extension to the side (south-west) elevation. The proposal is to project 3.3m from the side elevation and span a length of 5m. A lean-to roof shall feature with a maximum height of 3.4m and an approximate eaves height of 2.2m.
The proposal is to be constructed of steel reinforce upvc frames with glass, light weight smooth tiles as the roofing materials and upvc door and window frames.

History of Negotiations/Amendments
Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2015 encourages negotiation/engagement between Local Planning Authorities and agents/applicants. As the proposal was considered acceptable, no amendments were sought.

Relevant Planning History
2023/93159: Work to TPO(s) 34/95 - GRANTED

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: 14th August 2026
No representations were received as a result of the publicity.

Consultation Responses
No consultations have been requested as part of the planning process.

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. 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 57 –** The extension, alteration or replacement of existing buildings

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 August 2026, and 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 4 – Achieving sustainable development
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Achieving well-designed places
- Chapter 15 – Promoting sustainable transport

Supplementary Planning Guidance

- House Extensions and Alterations SPD (June) 2021

Legislation

The Town and Country Planning Act 1990 (as amended).
Section 38(6) of the Planning 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 on visual amenity
2) Impact on residential amenity
3) Impact on highway safety
4) Other matters
5) Representations
6) Conditions
7) Conclusion

1) Principle of development

The site is located within the Green Belt layer on the Councils GIS system. 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 the property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 14 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 planning considerations, including visual and residential amenity, as well as highway safety.
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”.

The NPPF recognises the importance of the Green Belt, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open. Within the Green Belt there is a presumption against development which would be harmful to the purposes of including land within it. Chapter 13 (GB6: Control of development in the Green Belt) of the NPPF states that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Policy GB7 provides guidance on categories of development which are not inappropriate in the Green Belt and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances.

Policy LP57 of the KLP echoes the above and states that proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

a) In the case of extension, the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extension and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;
b) In the case of replacement buildings, the new buildings must be in the same use as and not be materially larger than the building it is replacing;
c) The proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and
d) 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 proposal shall see a single storey side extension which is minimal in its projection introduced to the original dwelling; thereby, the host remaining the dominant element. The design and materials (lightweight structure) comply with the relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

The dwelling has not received any previous extensions and is not concerns with the treatment of outdoor, areas, including hard standings, curtilages and enclosures and means of access. It is also noted that the proposal does not proposed the erection of a replacement building.

When considering the application, therefore, the proposal would not be considered as inappropriate. This is due to the applicant seeking the extension and alteration of an existing building, which is permanent and substantial in its

construction. The extension and alteration would not result in a disproportionate increase in size compared to the original building.
As such, the proposal does not represent any significant harm to the Green Belt and is therefore not considered as inappropriate.

2) Impact on 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. 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 applicant seeks permission for the erection of a single storey side extension. The proposal has been well designed in terms of its form, scale, layout and details which respect and enhance both the host dwelling and wider street scene. While the materials do not match that of the existing dwelling, the materials that have been selected are complementary to the host dwelling whilst subtly indicating the proposal is an addition to the dwelling. The proposal shall form a subservient addition to the existing dwellinghouse and shall also ensure sufficient amenity space shall be retained for the use of current and future occupiers of the dwelling.
Having taken the above into account, the proposed extension 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.

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 designs 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.”
Ashlea, Little Taylor Hall Lane is the neighbouring dwelling located 25.1m to the north of the application property. The proposal is to be single storey in scale and located to the south-west of the site; therefore, being screened by the application property itself. Further screening is provided by the boundary treatments and trees which separate the dwellings.
Townberry House, is the neighbouring dwelling located approximately 37.6m to the north of the application property. The proposal is to be single storey in scale and located to the south-west of the site; therefore, being screened by the application property itself. Further screening is provided by the boundary treatments and trees which separate the dwellings.
109, Leeds Road is the neighbouring dwelling located approximately 41.5m to the south-west of the application property. The proposal is to be single storey in scale and constructed of steel framing and glazing. The significant separation distance, along with screening and separation taking from in a highway and boundary treatments (fencing, trees and hedging.)
The dwellings on the adjacent side of the highway on Lavendar Court are approximately 31m to the south-east of the site. The proposal is to be single storey in scale and constructed of steel framing and glazing. The proposal would be predominantly screened by the trees and hedging within the curtilage of the application site, as well as the hedging along the adjacent side of the highway.
As such, no significant issues are expected to arise from overlooking, overshadowing/loss of light or overbearing impacts.
In summary, the proposal would have no adverse impact upon the residential amenity of adjacent occupiers and would accord with Policy LP24 of the KLP and the Key Design Principles of the House Extensions and Alterations SPD.

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 does not see the intensification of the domestic use of the dwelling, nor does it see any alteration to existing parking provision.
Therefore, the proposal 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 and Alterations SPD.

5) Other matters
Carbon Budget
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 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.

6) Representations

No representations were received as a result of site publicity. The proposal was advertised by site notice, with the public consultation period ending 4th August 2026.

7) 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.

8) Conclusion

The application to erect a single storey side extension at 111, Leeds Road, Mirfield, WF14 0DJ 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.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Governments 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 **CONDITIONAL FULL PERMISSION**

Decision Authorisation – Delegated Powers
Application Number: 2026/91702
Officer Recommendation: Conditional Full Permission

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 and Alterations SPD and the aims 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	**Plan Reference**	**Version**	**Date Received**
Location Plan	-	-	23/06/2026
Existing Elevations and Floor Plan	2026/ 520/ 01	-	23/06/2026
Proposed Site/Block Layout	-	-	23/06/2026
Proposed Elevations and Floor Plan	2026/520/02	-	23/06/2026
Proposed Elevations	2026/520/03	-	23/06/2026

Climate Change Statement		-	23/06/2026

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.
No alterations have been sought since submission as the proposals were considered to be acceptable in their original form.

Report Dated: 29th October 2026