

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:	2026/62/91706/E
Site Address:	14B, Station Road, Skelmanthorpe, Huddersfield, HD8 9AU
Description:	Erection of first floor extension, alterations to convert garage to living accommodation and associated alterations
Recommending Officer:	Ellen Gilbert

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: 08-Sep-2026

THE SITE

The application site comprises a detached two-storey dwelling occupying a large residential plot. The property is constructed predominantly from natural coursed stone and is finished with a series of grey concrete interlocking tiled pitched roofs and front-facing gables. Fenestration consists predominantly of brown timber-framed casement windows and doors.

An attached double garage projects from the eastern side of the property and is integrated into the overall design of the dwelling. The garage is finished in matching stonework and roof materials and incorporates a wide roller shutter garage door beneath a pitched roof. A single opening in the form of a UPVC door can be found to the eastern elevation of the garage.

The dwelling is set back from the access road behind a large hardstanding driveway and forecourt area providing off-street parking and turning space. The front garden comprises a combination of lawn, gravel surfacing and established ornamental planting. To the rear is a private amenity space, which is predominantly paved. Boundary treatments around the perimeter of the dwelling include a mixture of hedgerows and metal and timber fencing.

The area is predominantly residential in character, with a mixture of dwellings of varying ages and designs and the property is reflective of the older properties of the area, characterised by heavy stonework and weavers-style windows typical of the area.

THE PROPOSAL

The applicant is seeking planning permission for the erection of a first-floor extension, alterations to convert garage to living accommodation and associated alterations.

The proposal involves the conversion and extension of the existing attached garage on the eastern side of the dwelling, to form additional ground floor amenity space and additional first-floor accommodation. The extension would feature a pitched roof and has been designed to reflect the appearance of the host dwelling using matching materials, roof form and window detailing. The

front elevation would incorporate new first-floor windows and two rooflights positioned within the principal roof slope. To the rear of the property, the proposal would feature new fenestration to match the existing, and no new openings are proposed for the southeast elevation facing onto number 13 Gib Lane.

The first-floor extension would measure approximately 3m in height from the original roofline of the existing garage and would measure approximately 5.6m in width.

PLANNING HISTORY

There is no planning history for the site which is considered relevant to the current proposal.

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 and the final publicity date expired on the 1st of September 2026. No representations were received.

Denby Dale Parish Council- No objections

CONSULTATIONS

No statutory consultations were requested for this application.

ALLOCATION & POLICIES

The site is unallocated in the adopted Kirklees Local Plan.

The site falls within a Bat Alert Area,

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:

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- 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 extending the existing dwelling 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 and Alterations 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.

The recommendations of Paragraph 5.14 of the House Extensions and Alterations SPD are considered relevant. The proposed first-floor extension to the side of the property would be constructed using materials that match the existing dwelling, including stone walling, concrete roof tiles and uPVC windows, ensuring a cohesive appearance. The proposed fenestration would be in-line with the existing openings, and the inclusion of a pitched roof would maintain and enhance the existing symmetry of the southwest elevation. A condition will be imposed to ensure the materials match those of the existing build to protect visual amenity of the property.

The ridge height of the extension would measure approximately 2m and the front elevation of the proposed would be situated approximately 1 meter back from the original front elevation. As such, it is considered that the extension would integrate satisfactorily with the existing property and is clearly subservient. In addition, the local area also features a range of large two-storey properties and therefore the addition of the proposed extension would not appear unduly prominent or out of character within the area.

The original dwelling is set back from the Station Road down a private access road, bound by hedgerows and hidden by existing buildings. The rear of the property is bound by an elevated hedge atop a low brick wall, softening the street scene and providing visual screening from Gib Lane. Given this location and the retention of the existing boundary treatments, the extension would remain adequately set back from the pavement and therefore would not result in any significant impact on the character or appearance of the area. Considering the above assessment, the proposed development is considered to be acceptable regarding visual amenity.

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:

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 SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The recommendations of Paragraph 5.21 and 5.22 of the House Extensions and Alterations SPD are considered relevant and seek to ensure that a terracing effect on a non-terraced street is avoided by retaining a gap of at least 1 metre to boundary walls, in the case of first-floor extensions. In this case, ample separation is retained between the property and the neighbouring dwelling at 2a Gib Lane. In addition, the host dwelling is orientated on a different alignment to the terraced properties to the east, sitting at an oblique angle which results in an indirect relationship between the properties. As such, the proposed extension would not create the terracing effect detailed in Paragraphs 5.21 and 5.22 of the SPD.

Paragraphs 5.15 and 5.16 are also considered relevant in the determination of this case, stating that side extensions should ensure reasonable levels of natural light to habitable rooms and that windows should be positioned to minimise or avoid potential outlook into neighbouring gardens. In this case, the application does not propose any new or additional openings other than the retention of the doorway to the ground floor of the property. It was noted by the case officer during a site visit that the windows of 2b Gib Lane overlook into the rear garden of the host dwelling. However, given the oblique angle of the property and as no windows are proposed for the side elevation, the proposed

is not considered to give rise to any unacceptable impacts on the amenities of neighbouring occupiers in terms of privacy or overbearing.

The proposal also retains the existing amenity space in the form of a garden and paved area located to the side and rear of the property. This ensures that an adequate level of outdoor amenity space will remain available for current and future occupiers of the dwelling and provides ample separation between the host dwelling and neighbouring properties on Gib Lane.

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 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.

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. It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

Though the proposal involves the conversion of an existing garage to habitable accommodation, given the scale of the development no increase in parking demand is anticipated. As shown on the submitted plans, the site would retain adequate off-road parking provision, with capacity for at least three vehicles within the curtilage. To enhance both parking and access to the property, which is gained via a private access road, the proposal details the removal of existing soft landscaping to open the front curtilage and create additional space. Consequently, the development would not give rise to highway safety concerns or unacceptable parking impacts.

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 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 bat alert area, weight is afforded to the fact that bats are protected in law. It is considered that in this case an appropriate approach would be to draw the protection of bats to the attention of the applicant as an informative upon any grant of permission, making the applicant aware that if bats 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.

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. 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.

A climate change statement accompanies this application. This details several measures to be undertaken which, when considered in the context of the requirements of building regulations for the development, is considered sufficient in this regard.

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: 2026/91706

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 & LP30 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 3, 4, 5, 14, 15 and 17 of the National Planning Policy Framework

2. The external wall and roofing materials of the development 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 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 14 of the National Planning Policy Framework.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Should they be encountered Natural England must be contacted and where a licence is required, in relation to their removal or relocation, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Proposed Block Plan	26/1336/05a		23/06/2026
General Arrangement as Proposed	26/1336/04a		23/06/2026
General Arrangement as Existing	26/1336/03		30/06/2026
Existing Block Plan	26/1336/02		30/06/2026
Location Plan	26/1336/01		30/06/2026

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 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.

Report Dated: 27.08.2026

Coal – low