

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:	2026/62/92014/W
Site Address:	8, Bradley Grange Gardens, Bradley, Huddersfield, HD2 1QX
Description:	Demolition of existing garage and erection of two storey side extension, single storey rear extension, erection of rear dormer with balcony, front porch, extended front dormer and associated alterations
Recommending Officer:	Jennifer Booth

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.

Kerri Simpson

AUTHORISED OFFICER

Date: 25-Sep-2026

OFFICER REPORT

Site Description

8 Bradley Grange gardens is a detached dormer bungalow, of brick construction with a drive and garden to the front, garage attached to the side, single storey extension to the rear and enclosed rear garden.

The surrounding area is residential with properties of a similar age although there are a mix of styles.

Description of Proposal

The applicant is seeking permission to demolish the existing garage, erect a porch to the front, enlarge the front dormer, erect a side extension, single storey rear extension, rear dormer with balcony with associated alterations.

The porch would project 1.1m from the front wall with a width of 3.1m with a pitched roof form.

The side extension would be set back 1m from the front wall of the dwelling and would project 3m from the original side wall of the property, extending the depth of the dwelling with a pitched roof form.

The width of the front dormer would be increased over part of the side extension.

The single storey rear extension would project 4m from the original rear wall of the dwelling, extending the width of the property including to the rear of the proposed side extension. The roof form would be flat with a lantern.

The rear dormer would have a width of blah and a height of blah.

The side extension would project 1m to the front of the main side extension which would in turn project 2.4m from the original side wall of the house and would extend the depth of the dwelling and continue 3m beyond the rear wall to align with the rear extension on the ground floor and 1.9m at first floor. The front wall at first floor would be set back 0.5m and a gap of 0.6m would be retained between the house and the boundary. The roof over the single storey elements would be lean to with the roof over the first floor be pitched to the side and hipped at the rear.

The porch and the front wall of the side extension along with the rear wall of the rear extension and the east wall of the side extension would be clad with composite cladding in a rosewood colour. The front and rear dormers would

also be clad with similar. The side wall of the side extension would be rendered with a beige finish.

Relevant Planning History

None

Representations

The application was advertised by site notice, which expired on 21/09/2026

As a result of the above publicity, no representations have been received.

Consultation Responses

None

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

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

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, 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 (S3: Presumption in favour of sustainable development)
- Chapter 5 – Meeting the challenge of climate change (CC2: mitigation of climate change & CC3: Adaption to climate change)
- Chapter 14 – Achieving well-designed places (DP3: Key principles for well-designed places & DP4: The design process)
- Chapter 17 – Pollution, public protection and security (P2: Ground conditions & P3: Living conditions and pollution)

Assessment

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 & 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.

Impact on visual amenity:

Key Design Principle 1 of the House Extensions & Alterations 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 House Extensions & Alterations 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 proposed development is considered acceptable in terms of its impact on the visual amenity of the street scene and the character of the surrounding area. The front porch would be modest in scale and appear subordinate to the host dwelling. The two-storey side extension would be appropriately designed, incorporating a setback from the principal elevation, a lowered roofline in comparison to the main dwelling, and a separation distance of approximately 1.6m from the side boundary. These design features would ensure that the extension remains visually subservient to the original property and would reduce its prominence within the street scene.

The enlargement of the existing front dormer over the side extension, together with the proposed rear dormer and rear extension, are considered proportionate additions that would integrate satisfactorily with the host property. The rear extension would retain the majority of the existing garden area, ensuring that the dwelling continues to benefit from a reasonable amount of private amenity space. The flat roof design of the rear extension would introduce a contemporary element to the property whilst remaining visually acceptable.

The proposed cladding to the extensions and dormers, finished in a rose walnut colour, would provide a modern and cohesive appearance and would add visual interest to the development. Given the varied architectural styles and forms of development within the street, the proposed extensions and alterations would not appear incongruous or out of character with the surrounding area. Overall, the scale, design and materials proposed are considered to be acceptable and would not result in harm to the visual amenity of the host dwelling or the wider street scene.

Having taken the above into account, the proposals 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, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 14 of the National Planning Policy Framework.

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 House Extensions & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

Impact on 6 Bradley Grange Gardens

The limited scale and position of the porch is such that there would be no impact on the adjacent neighbour to the west in terms of overbearing, overshadowing or overlooking.

The adjacent property occupies a position which is closer to the road. As such, the side and rear extension would align with the garden area of the adjacent property. However, a gap would be retained, and the side extension, which is replacing an existing garage, would have a limited height given the dormer bungalow style of the property. Together with the single storey rear extension, the impact in terms of overshadowing and overbearing would be limited. There would be a ground floor window in the side elevation which would serve an ensuite and the windows in the rear elevation would look over the applicants own amenity space.

With regards to the impact on the adjacent 6 Bradley Grange Gardens, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 10 Bradley Grange Gardens

The front porch is of a limited scale and set away from the adjacent neighbour to the west and as such would result in no overlooking, overshadowing or overbearing.

The rear extension would project 4m from the original rear wall. There would be some separation with the adjacent dwelling and the extension would be single storey. As such, there would be no overshadowing or overbearing. There would be a dining room window in the side elevation which would look towards the boundary hedge and the windows in the rear elevation would face into the applicants own amenity space.

With regards to the impact on the adjacent 10 Bradley Grange Gardens, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 9 & 11 Bradley Grange Gardens

The neighbouring properties on the opposite side of the road are situated between 25m and 30m from the host property. Given the substantial separation, the proposed extensions would result in no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 9 & 11 Bradley Grange Gardens, the scheme has been considered in terms of KDP3 – privacy, KDP5

– overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

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 & Alterations SPD and Chapter 14 of the National Planning Policy Framework.

Impact on highway safety:

The proposals will result in some intensification of the domestic use. However, the parking area to the side of the property would not be affected by the proposed extension and is considered to represent a sufficient provision. Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme 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 & Alterations SPD.

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 for consideration.

Representations:

None

Negotiations:

None

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.

Conclusion:

This application to extend and alter 8 Bradley Grange Gardens has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & 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 proposals are 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.

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

Approve

Decision Authorisation - Delegated Powers

Application Number: 2026/92014

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 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 & 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	Reference	Web ID	Date Received
Location plan	1196	1150314	31/07/2026
Existing Site Plan	1196 - 03	1150310	31/07/2026
Existing Plans	1196 - 01	1150312	31/07/2026
Existing Elevations	1196 - 02	1150311	31/07/2026

Plan Type	Reference	Web ID	Date Received
Proposed Site Plan	1196 - 06	1150307	31/07/2026
Proposed Plans	1196 - 04	1150309	31/07/2026
Proposed Elevations	1196 - 05	1150308	31/07/2026
Climate change statement	-	1151534	31/07/2026

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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated 22/09/2026