

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:	2026/62/92141/W
Site Address:	33, Hadrian's Close, Salendine Nook, Huddersfield, HD3 3XZ
Description:	Demolition of existing conservatory and outbuilding and erection of two storey side and rear extension
Recommending Officer:	James Evans

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: 28-Sep-2026

Officer Report – 2026/92141

Site Description

The application site refers to 33, Hadrian's Close, Salendine Nook, Huddersfield, HD3 3XZ, a two storey detached property faced in brick with a tiled roof. The property benefits from a hard standing parking area to the front and garden space and a conservatory to the rear. It lies in a relatively uniform street scene surrounded by properties of similar scale, size and appearance.

Description of Proposal

The Scheme

The applicant is seeking permission for the demolition of the existing conservatory and outbuilding and the erection of a two storey side and rear extension.

Two Storey Side extension

The proposed side extension projects 2.1m from the existing side elevation of the host dwelling. It has an eaves height of 4.8m, and an overall height of 7m. The side extension is to be set in 0.7m from the existing front elevation and is set in 0.35m from the shared boundary with 35 Hadrian's Close.

Two Storey Rear Extension

The proposed rear extension covers the full width of the existing dwelling and proposed side extension. It projects 3m from the rear elevation of the existing property, has an eaves height of 4.8m, and an overall height of 7m. It will be set in 1.3m from the shared boundary with 31 Hadrian's Close, and 0.3m from the shared boundary with 35 Hadrian's Close.

Both the side and rear extensions will have a hipped roof, and will utilise matching brick walls and a tiled roof.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement
- Design and Access Statement

History of Negotiations / Amendments Received

No amendments have been requested by Officers. However, Officers requested further information from the applicant regarding the proposal, including a block plan of the proposal, and requested a 45 degree line to be drawn on the plans from the nearest habitable window. The applicant responded to this request and Officers were satisfied with the information provided.

Relevant Planning History

The most relevant planning history relates to the following planning applications

- 2009/91668 - Erection of 2 storey and single storey extension – Conditional Full Permission
- 2016/93097 - Erection of two storey side and rear extensions – Conditional Full Permission

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter.

The application has been publicised on the Council's website and by site notice. The expiry date of the publicity period was the 25/09/2026. No representations have been received.

Consultation Responses

No statutory consultations were requested for this application.

Allocation and Policy

The site is unallocated in the Kirklees Local Plan (adopted 2019). The site does fall within an area with a known presence of bats.

The following legislation, policy and guidance 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

- 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

Chapter19 Conserving and enhancing the natural environment

Supplementary Planning Documents

Kirklees Highway Design Guide (adopted November 2019)
House Extensions & Alterations SPD (adopted June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004.

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 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 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 material planning considerations, including visual and residential amenity, as well as highway safety.

2 – Impact on character and appearance of the area

Visual Amenity

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.

The SPD provides the following guidance for two-storey rear and two-storey side extensions:

5.8 Two-storey rear extensions should:

- be proportionate to the size of the original house and garden
- not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)
- not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties
- be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metres
- not adversely affect habitable room windows where they adjoin a neighbour's boundary

5.20 Two-storey side extensions should:

- not take up all or most of the space to the side of a house;
- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house

Both the side and rear extensions will utilise matching brick walls and a tiled roof, to remain in keeping with the host property.

The two-storey side extension will be set back 0.7m from the front elevation of the host property, and will project 2.1m from the existing side extension. However, the side extension will decrease the gap to the shared boundary with 35 Hadrian's Close to 0.35m, in a departure from the SPD. This departure is considered acceptable on balance due to the previously approved proposal (2016/93097), which granted planning permission for a smaller gap to the boundary.

The extension is to result in the host property having a hipped roof. This is considered to be of an acceptable scale. The change in the roof form would be acceptable given the property is located at the end of cul de sac, and it is considered that this would also remove the potential for an undesirable terracing effect to occur.

The two-storey rear extension has a modest projection of 3m which is in keeping with guidance in the SPD. The rear extension does result in the loss of garden space, however due to the existing outbuilding being demolished as part of the proposal, it is considered that there will be no significant loss of amenity space to the rear. The two-storey rear extension would be subservient to the main dwelling by virtue of its scale, height and siting to the rear. The proposed works will not be visible from the front and therefore will not harm the appearance of the street scene.

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.

Impact on 35 Hadrian's Close

This property is located to the north of the application site.

The two-storey side extension is the aspect of this proposal considered most relevant to 35 Hadrian's Close.

With regard to overlooking, there are two proposed openings in the north facing elevation of the extension, however these are high level windows that will have limited overlooking impact on 35 Hadrian's Close.

With regard to overshadowing, it is noted that the proposal is larger in scale than the previously approved application, importantly the proposed extension projects further along the shared boundary than the previous proposal. This may cause additional overshadowing in the early hours but it is noted that the area affected is mostly taken up by the existing outbuilding at 35 Hadrian's Close. Additionally, the proposal passes the 45 degree rule, so is considered acceptable in this regard. In terms of overbearing, it is considered that an acceptable degree of openness remains at 35 Hadrian's Close, particularly to the west and north.

Impact on 31 Hadrian's Close

This property is located to the south of the application site.

The two-storey rear extension is the aspect of this proposal considered most relevant to 31 Hadrian's Close. There are no concerns regarding overlooking as there are no proposed openings in the south facing elevation of the proposed extension. It is acknowledged that the proposed would increase the built form of the host property when viewed from the rear of no.31, however the extension is located to the north and it is not considered that it would lead to a detrimental overshadowing impact to the occupiers of no.31. Any potential overbearing impact is mitigated by the considerable separation distance between the properties and the existing outbuilding at No.31.

In conclusion, the proposal would not lead to an unacceptable loss of light or be unduly oppressive to an extent to which refusal of the proposal could be substantiated. It is considered the size and scale of the proposal coupled with its siting from the boundary is such that the overall impact would not lead to unacceptable harm to the amenity of neighbouring occupiers in this case.

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 17 of the National Planning Policy Framework.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and 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 seeks to ensure acceptable levels of off street parking, adequate waste storage facilities are provided, are also considered to be of relevance.

The number of bedrooms within the property will not be increasing, therefore it is considered it would be unreasonable of the LPA to insist upon provision of additional parking space.

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

The development is set back adequately from the highway and as a result will have no significant impact upon highway safety.

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 15 of the National Planning Policy Framework.

5. 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 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.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 5 of the National Planning Policy Framework.

6. Other Matters

Ecology

Chapter 19 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 roosting area, the proposals are relatively modest, and in this case would not impact upon the existing roof space which has the potential for providing a roost for bats. Therefore it is considered unlikely that the proposals would have a significant impact on the bat population. An informative would be included 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. Subject to informative the proposal is considered to be acceptable in this regard.

7. Representations

No representations have been received.

8. 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation

CONDITIONAL FULL PERMISSION

Decision Authorisation: Delegated Powers

Application Number: 2026/92141

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 LP01, LP02, LP21, LP22 & LP24 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 4, 5, 14, and 15 of the National Planning Policy Framework

2. Notwithstanding the plans submitted the external walls 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: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. 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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application Forms			03/08/2026
Location Plan			03/08/2026
Grouped Plans and Elevations – Existing			25/08/2026
Grouped Plans and Elevations – Proposed			25/08/2026
Climate Change Statement			03/08/2026
Design and Access Statement			03/08/2026

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 2024 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: 28/09/2026