

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:	2026/62/92162/E
Site Address:	69, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8XN
Description:	Erection of first floor side extension and front and rear dormers including erection of rear balcony and alterations to roof
Recommending Officer:	Laura Yeadon

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.

Danielle Cooper

AUTHORISED OFFICER

Date: 05-Oct-2026

Officer Report

[Weblink](#)

Site Description

69 Carr Hill Road is a detached bungalow located within an area without notation on the Kirklees Local Plan. The property is constructed from coursed natural stone with a tiled roof. There s a driveway leading to an attached single garage to the side of the property with generously sized garden areas to all elevations but mainly to the front and rear. The southern boundary to the rear of the property shares a boundary with the adjacent open fields which are defined as Green Belt within the Kirklees Local Plan.

Residential properties are sited to the north, east and west of the site and vary in terms of style, size and design.

Description of Proposal

The application is for the erection of a first-floor side extension, front and rear dormer extensions, a rear balcony and associated alterations.

First-floor side extension

It is proposed that a first-floor extension would be located above the existing garage. It is proposed that the existing projecting section to the front of the garage would have a roof alteration from a pitched roof to a gable fronted roof with an extension above which would sit above the existing front, side and rear elevations of the garage. The eaves and ridge line would be a continuation of the existing and would be constructed from matching wall and roof materials.

Front dormer extensions

3 no. dormer extensions are proposed within the front elevation of the property which would be aligned with the ground floor openings. The dormers would be identical in size being a width of 2.2 metres, a total height of 2.7 metres with a projection from the roof slope of 2.8 metres. The dormer extensions would be set up from the gutter line and set down from the roof ridge of the existing dwelling. The dormers would be finished in cladding with tiled roofs.

Rear dormer extension

A full width flat roofed dormer extension is proposed within the rear elevation of the existing and extended roof form. The dormer would have a length of 16.1 metres, height of 2.6 metres with a projection of 3.2 metres. The dormer would be positioned just above the gutter line but set down from the roof ridge.

Rear balcony

It is proposed that a balcony would be located above the exiting sun room which is located on the rear elevation of the property. The wall height would be increased by 0.5 metres to form the parapet with a balustrade above at a height of 0.8 metres.

Associated alterations

As part of the associated alterations to the property it is proposed that the roof of the porch is altered to create a pitched roof and also 2 no. roof lights are proposed within the front elevation roof slope.

History of negotiations/amendments received

No negotiations have taken place with the applicant/agent due to the application being acceptable in its submitted format.

Relevant Planning History

None

Representations

We are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via site notice.

Final publicity date expired 10th September 2026

Denby Dale Parish Council – no objection

As a result of the public consultation period no representations have been received.

Consultation Responses

None required

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 without notation on the Kirklees Local Plan.

Kirklees Local Plan:

- **LP 1**– Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways safety
- **LP 22** - Parking
- **LP 24** – Design
- **LP 30** - Biodiversity and geodiversity
- **LP 53** – Contaminated and unstable land

Supplementary Planning Documents:

- House Extensions and Alterations SPD

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 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 3 – Decision Making Policies
- Chapter 4 – Achieving Sustainable Development
- Chapter 14 – Achieving well designed places
- Chapter 19 – Conserving and enhancing the natural environment

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Planning and Compulsory Purchase Act 2004.
- The Conservation of Habitats and Species Regulations 2017

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

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) Conclusion

1 – Principle of development:

The site is without notation on the Kirklees Local Plan. 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 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

In terms of extending and making alterations to a property Policy LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 14 of the National Planning Policy Framework regarding design, including the adopted Kirklees Supplementary Planning Document on House Extensions (SPD).

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- Principle 1 – 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.”
- Principle 2 – 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 detail.”

With specific regard to the House Extensions and Alterations SPD the key designs principles for consideration are:

- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking

- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

With specific regard to the proposed development the SPD states that in terms of first floor side extensions, dormer extensions and balconies, the SPD states:

In Section 5.19 of the SPD refers to side extensions and the potential impact they could significantly have on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of an area. 5.20 states 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.

5.21 includes first-floor side extension which indicates how spaces between houses, are important in providing a sense of space, local character and attractive appearance of an area and should be retained.

Paragraphs 5.24, 5.25, 5.26 and 5.27 of the House Extension SPD relate to the provision of dormers. Given roofs are a very prominent and visible element of the majority of properties, development affecting the roof, such as dormer extensions need to be carefully considered in terms of their appearance and scale in order to be considered acceptable. These should:

- relate to the appearance of the house and existing roof;
- be designed in style and materials similar to the appearance of the existing house and roof;
- not dominate the roof or project above the ridge of the house;
- be set below the ridgeline of the existing roof and within the roof plane; and
- be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.

In terms of balconies, these 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 above listed policies and guidance within the SPD are taken into account within sections below of this report.

2 – Impact on visual amenity:

Policy LP24 of Kirklees Local Plan and Chapter 14 of the NPPF set out that development should be of an acceptable design. 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.

In terms of the proposed side extension, this would be located above the existing garage. The design is as such that it would be a continuation of the existing elevations with a ridge height that would also be a continuation. Due to the current design of the property, to comply with the SPD by setting the extension back from the front wall of the house, this would result in a contrived appearance which would not reflect the design of the existing property and therefore, is acceptable as submitted.

The dormer extensions within the front elevation of the property are considered to be small in scale with pitched roofs and clearly allows the existing roof form to be read as the dominant element. They are aligned with the ground floor window openings and the proposed rooflights would have a neutral impact on the visual appearance of the property and also considered to be acceptable.

With regards to the rear elevation dormer extension, this is a large flat roofed feature which would span the width of the dwelling and the proposed side extension. Whilst this is a large feature, it would not be dominant within the street scene as it is positioned to the rear of the property. It would be afforded views from the Public Right of Way DEN/79/20 which runs to the south from the side of No. 71 however this would be at a minimum distance of approximately 40 metres. The design of the dormer is not ideal in terms of its boxy appearance however it is noted that the rear elevation street scene is varied in terms of roof designs and features. There is a realistic fallback position in terms of implementing permitted development rights, although the dormer feature would be required to be smaller to meet permitted development requirements, however this does form part of the consideration of the application. Given that the dormer would be contained within the roof slope and set down from the ridge ensuring that flat roof to the dwelling is not created, this feature is on balance, considered to be acceptable.

The proposed balcony would be located to the rear of the property, above the existing sun room and due to its limited height, scale and massing, would appear as a small addition to the property.

The extensions are therefore considered to relate satisfactorily to the host building and have an acceptable impact on visual amenity, in accordance with the requirements of policies LP1, LP2 & LP24 of the Kirklees Local Plan, having regard to principles 1, 2, 7 and 9 of the Supplementary Planning Document on House Extensions (SPD) and policies within Chapter 14 of the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 17 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.

In terms of the proposed first floor side extension, this would not decrease the space between the property and No. 71 as the extension would be located above the existing garage. No. 71 is a two storey dwelling and due to the screening between the properties and no windows being proposed within the extension, it is not considered that there would be undue harm to the amenity of this property.

With regards to the dormer extensions, there are no properties to the rear that would be affected by the rear elevation openings and to the front, as the dormers would be set back from the front wall of the property, there would be no reduction in established separation distances.

A balcony is proposed to be located above the existing sun room to the rear of the property. The rear elevation of the sun room has a similar building line to that on the new dwelling to the east, No. 67A. This dwelling is a dormer bungalow with side elevation dormer extension. A window is located within the dormer facing the application site which appears to be a secondary or a non-habitable window and set at an oblique angle and therefore, it is not considered that there would be undue harm from overlooking from the balcony. In terms of overshadowing or being overbearing, the increase in height of the sun room to create the balcony is also not considered to create significant harm.

Therefore, it is considered that the proposed extensions are acceptable in terms of residential amenity. It is considered there will be no significant impact on neighbouring properties, in terms of overshadowing, overbearing or overlooking, and the proposal would accord with the aims of policies LP1, LP2 & LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations Supplementary Planning Document as well as policies within chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan 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.

In this case the garage structure would be retained as a garage and there is a driveway which could accommodate a further 2 no. spaces and therefore can accommodate for the increase in bedroom provision.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

5 – Other matters:

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 embed the climate change agenda.

Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development.

Biodiversity – Policy N2 of Chapter 19 of the National Planning Policy Framework are 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.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The application site is within a 'Bat Alert' layer on the Council's GIS system. Whilst formal comments have not been requested from an Ecology & Biodiversity Officer it is considered that a Bat Survey was not required in this instance. This is due to the fact that albeit the extension will connect into the

existing roof, the property in this case appears to be well sealed and maintained with little opportunity for bats.

However, as a cautionary measure, and to ensure accordance with the aims of Chapter 15 of the National Planning Policy Framework, a footnote shall be attached to the permission setting out that, should any bats be found using the building then works must cease and appropriate advice sought.

Coal legacy – The site is located within the Coal Authority’s “Development Low Risk Area”. There is no statutory requirement to consult the Coal Authority regarding development within the “Development Low Risk Area”, instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority’s standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with Policy P2 of the National Planning Policy Framework.

6 – Representations:

None

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: 2026/92162

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 51 of the Planning and Compulsory Purchase Act 2004.

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 Policies LP1, LP2, LP21, LP22, LP24, LP30 and LP53 of the Kirklees Local Plan, principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15 and 16 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations and to accord with Policies within Chapters 3, 4, 14, 15 and 19 of the National Planning Policy Framework.

3. The hereby approved front elevation dormers shall be either vertically slate hung with slates that in all respects match those used on the existing roof or be clad with a colour finish which is a colour to match the existing roof. The materials of construction and colour finish shall be completed before the development is brought into use and shall thereafter be retained. Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 14 of the National Planning Policy Framework and Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

NOTE: The Council's GIS system indicates that the property is within a bat roost area and may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone to 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.

NOTE: It is recommended that the development includes a bat brick at the top of the gable in the new build. Bat roost opportunities should also be sited away from artificial lighting and should not be located above windows.

www.bats.org.uk/publications

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan, propose site plan and existing and proposed block plan	2391.01		4 th August 2026
Existing and proposed elevations and floor plans	2391.02		4 th August 2026

Plan Type	Reference	Version	Date Received
Climate Change Statement	2452UPCM		

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.

The Case Officer did not undertake any negotiations with the applicant due to the application being acceptable in its submitted format.

Report Dated: 20th September 2026

Coal – low