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:	**2026/62/92209/W**
Site Address:	206, Lower Gate, Longwood, Huddersfield, HD3 4EW
Description:	Removal of existing conservatory and erection of single storey side extension and two storey side extension above existing garage, including replacement gates, car port and raised patio to rear elevation and associated alterations
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: 30-Oct-2026

OFFICER REPORT

Site Description

206, Lower Gate, Longwood, Huddersfield, HD3 4EW is a two-storey detached dwelling faced in stone. The property is set back from the highway/public realm by its own substantial driveway, leading to ample parking provision. Amenity space surrounds the property; this includes turfed and wooded areas.

The dwellings which form the street scene vary somewhat in scale and appearance, however, the material palette of stone is fairly consistent. The area is semi-urban and predominantly residential with access to local amenities.

The site is unallocated on the Kirklees Local Plan.

Description of Proposal

The applicant seeks permission for the removal of the existing conservatory and the erection of a single storey side extension and two-storey side extension above the existing garage, including replacement gates, car port and associated alterations.

It is proposed that the existing conservatory is to be removed; the conservatory projects 4.3m from the side (south) elevation by 4.3m and spans a width of 4.3m; it is noted that the conservatory tapers at its furthest point of projection. The roof is pitched with a maximum height of 3.6m and an approximate eaves height of 2.5m. The conservatory is timber framed and glazed with a 0.5m stone plinth to the lower portion of the structure. In place of the conservatory is to be a new single storey structure which is to be square in its structure which project 4.3m from the existing dwellinghouse and spans a width of 4.5m. In a similar way to the existing conservatory, the proposed shall include glazing to all three elevations; the east and west elevations sliding doors and large window to the south. This element of the proposal is to feature a flat roof with a maximum height of 3.2m. Aluminium cladding is proposed to all three elevations, whilst retaining 0.3m to the bottom portion of the building. A raised patio area is to be located to the eastern elevation of the proposed side extension

The existing single integrated garage is to be converted into a habitable living space, forming a home office, downstairs w/c and utility space. The garage door is to be removed and replaced with double sliding doors on the eastern elevation. A first-floor extension is to be constructed above the new office space and follow the same footprint, creating a further bedroom for the property. The existing garage features a flat roof with a maximum height of 3.4m; the erection

of a first floor shall feature a pitched roof with a maximum height of 8m and an approximate eaves height of 5.7m.
The materials used to construct the proposal are to match that of the existing and include stone and natural slate tiles.
The proposed car port is to be located to the south-west of the site, spanning a length of 6.1m and a width of 3m. The car port is to be constructed of a timber frame which features a pitched roof with a maximum height of 3.1m as well as featuring roof tiles and ridge tile which match that of the existing dwellinghouse.
No details have been submitted in regard to the replacement gates, it is recommended that the gates are similar to the existing gates in terms of design, materials and colour.

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
2006/91463: Erection of first floor extension and alteration – Conditional Full Permission

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: 25th September 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
- **LP2** – 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, 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 14 – Achieving well-designed places

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 without notation of 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 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”.

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 proposal has been well designed in terms of its form, scale, layout and details, whilst respecting and enhancing not only the application property but also the wider street scene. Each element of the proposal forms a subservient addition to the existing dwellinghouse and due to the property’s significant grounds, sufficient amenity space shall be retained for both current and future occupiers of the property.

The materials proposed match that of the existing dwellinghouse, with the exception of the single storey extension which is to be clad in aluminium curtain walling. While this does not match the vernacular of the area, the property is

set well back form the highway and public realm by its own significant driveway and screened by established trees and the topography of the site. It sees the creation of a modernised structure which can be observed clearly as a new addition to the property. In a similar way, the first-floor extension is set well down from the ridge height of the host dwelling, seeing a clear differentiation between the existing and the new modernised elements.
The proposed car port would be located within the south eastern corner of the site, of a lightweight design and subordinate in appearance and scale in relation to the host 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."
5, Cross Firs Street is the closest neighbouring property, located 18.8m to the west of the application site. The elements of the proposal are located primarily to the north, east and south of the site. While the majority are single storey in scale, there is the first-floor extension. The proposal would be somewhat screened by the topography of the land as well as established trees and stone wall boundary wall between the dwellings.
10-20, Cross Firs Street are located approximately 36.8m to the north-east of the application site. The elements of the proposal are located primarily to the north, east and south of the site. While the majority are single storey in scale, there is the first-floor extension. The proposal would be by the separation distance and highway which separates the properties, furthermore, the established trees shall also provide a significant amount screening.
115, Lowergate is located 67.8m to the south-east of the application site. However, due to the significant separation distance between the properties and

screening from established trees, it is unlikely that no.115 would be detrimentally impacted by the proposed works.
When considering the above properties and other dwellings within the street scene are not expected to be significantly impacted by the proposal in relation to 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 Principals 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.
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 25th September 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.
Matching materials condition

8) Conclusion

The application to remove the existing conservatory and erection of a single storey side extension and two storey side extension above the existing garage, including replacement gates, car port and raised patio to rear elevation and associated alterations at 206, Lower Gate, Longwood, Huddersfield, HD3 4EW 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: 2026/92209

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	90-001 - Location Plan	-	07/08/2026
Existing Site/Block Plan	90-002 - Existing Site Plan	-	07/08/2026
Existing Floor Plans	22-001 - Existing GA Plans	-	07/08/2026
Existing Floor Plans	22-002 - Existing GA Plans	-	07/08/2026
Existing Elevations	20-001 - Existing Elevations	-	07/08/2026
Proposed Site/Block Plan	90-003 - Proposed Site Plan	-	07/08/2026
Proposed Floor Plans	22-003 - Proposed GA Plans	-	07/08/2026

Proposed Floor Plans	22-004 - Proposed GA Plans	-	07/08/2026
Proposed Elevations	20-002 - Proposed Elevations	-	07/08/2026
Grouped Plans and Elevations	22-005 – Proposed Car Port	-	30/09/2026
General	206 Lower Gate - Supplementary Design Document	-	07/08/2026
General	CCS 206 Lower Gate	-	07/08/2026

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 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: 20th October 2026