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:	**2026/62/92419/E**
Site Address:	15, Northwood Park, Kirkburton, Huddersfield, HD8 0PY
Description:	Demolition of existing garage and erection of single storey side and rear extension, applicaiton of render to existing dwelling 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: 28-Oct-2026

THE SITE

The application site relates to 15, Northwood Park, Kirkburton, Huddersfield, HD8 0PY, a detached dormer dwelling situated within a predominantly residential area. The dwelling is constructed predominantly of natural stone to the lower elevations with white rendered upper elevations beneath a steeply pitched, gabled roof finished in dark roof tiles. The principal elevation contains a mix of ground and first floor UPVC windows and is characterised by a traditional appearance. A linked garage is positioned to the side of the dwelling and is accessed via a hardstanding driveway offering off-street parking for two vehicles.

Boundary treatments to the front of the dwelling include low stone walls and mature hedgerows. The rear of the dwelling mirrors the principal elevation in terms of a white render, however wooden slats cover the upper floor of the property. The dwelling benefits from an extensive private rear garden incorporating both patio and lawned areas, with mature boundary vegetation and trees creating a well-screened setting.

The surrounding area is residential in character and comprises a mix of detached dwellings of similar designs and age.

THE PROPOSAL

The applicant is seeking planning permission for the erection of a side and rear extension.

The extension replaces the attached garage to the eastern elevation of the dwelling, running along the side of the dwelling and extending into the rear amenity space. It is set back from the principal elevation by approximately 1 metre, abuts the original dwelling by 3 metres and has a height of 2.8 metres.

The proposed roof form is flat, reflecting the original design of the former garage. The extension is to be decorated in a light render to match the upper floor of the host dwelling and will feature UPVC fenestration and openings.

The existing side dormer is also to be faced in render (cladding to be removed) as part of the proposals.

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 which expired on the 12th of October 2026. No neighbour representations were received.

Parish Council Comments

Kirkburton 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. It is situated in a bat alert zone and an area of potentially contaminated land. The application site falls also within an area at high risk of ground movement as a result of past mining activities as determined by the Mining Remediation Authority.

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
LP30 Biodiversity and Geodiversity
LP53 Contaminated and Unstable land

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: -

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 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

The Conservation of Habitats and Species Regulations 2017

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 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.

Paragraphs 5.15 & 5.16 of the House Extensions & Alterations SPD are of relevance with regards to the side extension, stating that proposals should be located and designed to minimise the impact on the character of the area, reflect the original building in terms of materials and detailing and ensure adequate space is retained. The proposed extension is clearly subordinate to the host dwelling given its scale and massing; it is set back from the principal elevation by approximately 1 metre, and its measurements are in accordance with the SPD, at a width of 3 metres and height of 2.8 metres. In addition, reflecting the built form of the garage it is to replace, the width of the extension does not extend more than two thirds of the width of the host dwelling and its location to the eastern elevation mirrors the streetscape, where similar extensions and garages can be found in the same location.

In relation to the rear section of the extension, Sections 5.1, 5.5 and 5.6 of the House Extensions SPD are of relevance, stating that rear extensions should preserve a back garden of reasonable size, respect the original house in terms of size and scale and avoid neighbouring impacts. Though the extension projects by 0.2 metres beyond the guidance set out in the SPD, which states that for detached properties an extension should not extend more than 4 metres, ample garden space is retained to the rear of the property. In addition, a gap between the elevation and the boundary wall of approximately 1.3 metres is retained. In terms of visual character, the proposed fenestration for the extension is also in-keeping with the proposed alterations to the rear elevation, with regularly shaped and sized windows and a large bi-fold doorway presenting a balanced appearance.

The removal of the existing cladding to the side dormer and the replacement with render would result in a visual difference to this elevation of the dwelling, however would match the first floor front elevation and appearance of the proposed side/rear extension. As such, this aspect of the proposals is

considered to be acceptable from a visual amenity perspective and in accordance with Policy LP24 of the KLP and guidance contained within Chapter 14 of the NPPF.

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.

As previously stated, the property benefits from a generous curtilage and the proposed development would retain a substantial area of private amenity space despite the proposed alterations. The proposed extension would allow for the expansion of habitable living space through the creation of one new bedroom; accordingly, the proposal is considered to comply with Principle 7 of the House Extensions and Alterations SPD.

Number 17 Northwood Park

Paragraphs 5.5, 5.6 and 5.16 of the KLP state that rear and side extensions should maintain the quality of the environment by ensuring reasonable levels of natural light into neighbouring properties, whilst also retaining privacy by minimising overlook and ensuring careful design. The position and location of the proposed extension will be assessed in terms of its relationship with Number 17, immediately adjacent to the subject of the application.

The proposed extension reflects the design of the original garage, running alongside the property (albeit for a greater depth) and maintaining a gap of over 1 metre between the elevation and the neighbouring property at Number 17, allowing for access to light. In terms of built form, it is not materially different than what is already in place in the form of the garage and therefore, it can be considered that the quality of the environment is maintained. In addition, the eastern elevation of the proposed extension features a maximum of two high level windows, which are indicated as being made with frosted glass to maintain privacy. It is therefore considered that the proposed extension would cause less than significant impacts on neighbouring amenity and is therefore, in this case, acceptable.

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 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.

The proposed extensions will result in the loss of the existing garage and introduce one additional bedroom to the property. However, the submitted plans retain the existing hardstanding within the front curtilage, providing space for up to two parked vehicles. Given the generous size of the front garden area, there is also scope to extend the hardstanding westwards, should additional parking provision be required in the future, without materially affecting the amenity of the site. As such, it is considered that adequate off-street parking can be accommodated and the proposed parking arrangements are acceptable in this instance.

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

Policies within chapter 19 of the National Planning Policy Framework are relevant and seek to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth.

The Conservation of Habitats and Species Regulations 2017 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. 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.

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.

Contaminated Land

With regard to land quality, policy P2 of Chapter 17 of the National Planning Policy Framework and policy LP53 of the Kirklees Local Plan seek to ensure land quality is maintained as part of new development are considered to be relevant.

The property is located within an area previously used for landfill and is close to a potential source of contaminated land. No details relating to land quality have been submitted as part of the proposal. However, given the limited scale of the domestic development and the scale of existing residential development, it is considered to be sufficient to include a condition regarding the reporting of unexpected contamination to comply with LP53 of the KLP.

Land Stability

The application site falls within an area at high risk of ground movement as a result of past mining activities as determined by the Mining Remediation Authority. Whilst falling within a high-risk area the Mining Remediation Authority identify the development type as that which does not need submission of a Coal Mining Risk Assessment. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out regarding 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 regarding ground stability in accordance with policy LP53 and paragraphs 180 and 189 of the National Planning Policy Framework.

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: 2026/92419

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. In the event that contamination not previously identified by the developer is encountered during the development, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.
   Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to accord with LP53 of the Kirklees Local Plan and policies contained within Chapter 15 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 Plans, Elevations and Block Plan	2633-0301-P05		24/09/2026
Existing Plans, Elevations and Location Plan	2633-0101-P01		02/09/2026
Climate Change Statement			02/09/2026

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. Amended plans were submitted by the agent on 24/09/2026, however these were not requested by the Local Authority as it was considered that the proposal was acceptable as submitted. The amended plans were uploaded and it was considered that the proposal was acceptable.

Report Dated: 22/10/2026

Coal – high