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:	**2026/62/92553/E**
Site Address:	3, Ashmead, Staincliffe, Batley, WF17 7DA
Description:	Erection of part two storey and part single storey side extensions and single storey front and rear extensions
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.

John Holmes

AUTHORISED OFFICER

Date: 10-Nov-2026

SCHEDULE 1

DECISION LEVEL:

This is a Schedule 1 Application. By virtue of Regulation 4, it must be dealt with under delegated powers.

OFFICER REPORT

Site Description

3 Ashmead is a brick built, semi-detached dwelling with gardens to the front, side and rear. The property has a single storey side element.

The surrounding area is residential with properties of a similar age and original style although these have a number of extensions and alterations.

Description of Proposal

The applicant is seeking permission to erect a single storey front extension, part single storey and two storey side extension and single storey rear extension.

The front extension would be set in from the shared boundary with the adjoining dwelling by 3m with a projection of 1.5m and extending across the front of the side extension. The roof form would be lean to.

The side extension would project 5.6m from the main side wall of the dwelling with a set back of 0.5m from the front wall of the dwelling at the first floor level, extending the depth of the property. The roof form would be pitched.

The single storey rear extension would project 3m from the original rear wall of the dwelling, extending across the rear of the dwelling for 7.9m, stepping back towards the rear of the side extension for 1.5m with a lean to roof form.

The walls would be brick with tiles for the roof covering.

Relevant Planning History

None

Representations

The application was advertised by site notice, which expired on 19/10/2026

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

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 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.

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 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.

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 proposal under consideration consists of three distinct elements which shall be addressed below.

Front extension

Paragraph 5.13 of the House Extensions & Alterations SPD states that front extensions are highly prominent in the street scene. As per paragraph 5.14 of the House Extensions & Alterations SPD, careful consideration needs to be given to ensure that they are carefully designed to limit the potential for them to erode the character, they should be small and subservient to the main house and constructed using appropriate materials.

The proposed single-storey front extension is considered acceptable in terms of visual amenity. The extension would be modest in scale and part-width in design, ensuring that it remains subordinate to the host dwelling and does not appear overly dominant within the street scene. Its design, proportions and

roof form would reflect the character of the existing property, while the use of matching materials would help to achieve a cohesive appearance. Furthermore, the surrounding area contains a variety of extensions and alterations to properties, and as such the proposal would not appear out of keeping with the established character of the locality. Overall, the development would integrate satisfactorily with the host dwelling and wider street scene, resulting in no significant harm to visual amenity.

Two storey side extension

Paragraphs 5.15, 5.19 & 5.21 of the House Extensions & Alterations SPD are of relevance with regards to the side extension as the require the development proposed to 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 to provide a sense of space.

The proposed two-storey side extension is considered acceptable in terms of visual amenity. Whilst the extension would exceed two-thirds of the width of the original dwelling by a small margin, this is not considered to result in a disproportionate addition in this instance. The extension would incorporate a modest set back from the principal elevation, providing a clear distinction between the original dwelling and the proposed addition and helping to maintain a subordinate appearance. Furthermore, the dwelling occupies a corner plot with ample space to the side, which reduces the visual prominence of the extension and allows it to be accommodated without appearing cramped or overdeveloped within the plot. The proposed materials and detailing would match the existing dwelling, ensuring a cohesive appearance, and the design is considered sympathetic to the character of the host property. Given the presence of other extended properties in the surrounding area, in particular the attached dwelling, the proposal would not appear out of keeping with the established character of the street scene. Overall, the development would preserve the visual amenity of the area and would not result in significant harm to the character or appearance of the host dwelling or wider locality.

Single storey rear extension

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The proposed single-storey rear extension is considered acceptable in terms of visual amenity. By virtue of its modest projection and single-storey scale, the extension would remain subordinate to the host dwelling and would not appear unduly prominent within the site. The proposed use of materials to match the existing property would ensure that the development integrates well with the host dwelling and maintains a cohesive appearance. Furthermore, the surrounding area includes a number of properties that have been extended and altered, and therefore the proposal would not appear out of

character with the established pattern of development. As such, the extension would preserve the character and appearance of the host property and the wider area, resulting in no significant harm to visual amenity.

The proposal relates to a pair of semi detached properties of a differing house type to other dwellings in the locality. The dweling the subject of this application is attached to a property which has been extended to the side, front and rear. The side extension features openings in the side elevation which address the street, and would not protrude beyond the build line of the front of the property to the east. As such the scheme is concluded to be acceptable.

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 1 Ashmead

The front extension is set back from the shared boundary with the adjoining property. Given the limited scale and set back, there would be no impact in terms of overbearing, overshadowing or overlooking.

The side extension would be located on the opposite side of the host property to the adjoining property and as such there would be no overlooking, overshadowing or overbearing.

The single storey rear extension is limited in projection and as such would have limited impact in terms of overshadowing, overbearing or overlooking. It is noted the extent of the projection of the single storey extension to rear is that which could be achieved under pd rights.

With regards to the impact on the adjoining 1 Ashmead, 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 44 Manor Way

The side extension would align with the blank side elevation of the neighbouring property to the north east. Given the spatial relationship, there would be no overshadowing or overbearing. The windows in the rear would have angled views resulting in limited potential to overlook.

The rear extension would be single storey with the separation distances remaining between the host property and not.44 being such that there would be limited resultant overshadowing, overbearing or overlooking impact and the proposal is concluded to be acceptable in this regard. It is noted the extent of the projection of the single storey extension to rear is that which could be achieved under pd rights.

With regards to the impact on the 44 Manor Way, 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 4 Ashmead

The neighbouring property opposite occupies a position some 21m from the host property. As such, there would be no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 4 Ashmead, 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.

<u>Impact on highway safety</u>:

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 Principles 15 and 16 of the adopted House Extensions & Alterations SPD

seek to ensure that acceptable levels of off street parking / waste storage areas are retained and are also considered to be relevant.

The proposals will result in some intensification of the domestic use. However, the plans show parking for two vehicles which 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

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.

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.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a single storey extension to the front, two storey side extension and single storey extension to the rear of 3 Ashmead 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: 2026/92553
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 Policies LP1, LP2, LP22 & LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the policies within chapters 14 and 15 of the National Planning Policy Framework.

3. 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. In the event that alternative materials of construction are intended to be used no development above slab level shall take place unless and until a scheme of materials of

construction of the external walls and roofing materials has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until it has been completed in accordance with the materials so approved by this condition which shall 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: 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	1	1157900	15/09/2026
Block plan	2	1157901	15/09/2026
Floor plans	3	1157902	15/09/2026
Front & rear elevations	4	1157903	15/09/2026
Side elevations	4	1157905	15/09/2026
Climate change statement	-	1157906	15/09/2026

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 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.