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:	**2024/62/91396/E**
Site Address:	583, Bradford Road, Oakenshaw, BD12 7EJ
Description:	Erection of dormer extensions
Recommending Officer:	Edward Cheseldine

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 26-NOV-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/91396
Location	583, Bradford Road, Oakenshaw, BD12 7EJ
Proposal	Erection of dormer extensions
Publicity end date	10-May-2024
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	26 November 2024
Recommendation	Conditional Full Permission

	NO	**YES**
Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)	✓	
Contrary to previous decision	✓	
Called in by Ward Member	✓	
Significant number of representations received	✓	

If 'No' to all above, proceed with a fast track report

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) December 2023
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed places and beautiful places

- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- NPPF Chapter 15 – Conserving and enhancing the natural environment

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 51** – Protection and improvement of air quality

Supplementary Planning Document 'House Extensions and Alterations' (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- 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 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	**SUMMARY**
Negotiations/Amendments during course of application	Yes	The original application proposed roof alterations and the installation of dormers. The initial plans were considered to have a detrimental impact to the character of the host dwelling. It was requested that the roof form

		was retained, the dormers were reduced in size and the roof style changed. The agent withdrew, under this application, the single-storey side extension.
Parish/Town Council comments sought	No	
Planning History	None relevant.	
Consultations required	None.	

Assessment

The Kirklees SPD sets out that dormer extensions should comply with certain parameters set out at paragraph 5.27 (and listed below) and if they do not, they need to be justified:

	Yes - COMPLY	**No - JUSTIFY**
Relate to the appearance of the house and existing roof	The application relates to the formation of 3No. dormers. 2No. will be placed on the south elevation with 1No on the north. They will be placed on a large roof set away from the characterful gable-end features on the south-east aspect of the dwelling. The dormers appear modest and do not disrupt the harmony of the roof form or host dwelling.	
Be designed in style and materials similar to the	There is an existing flat roof dormer that is	

appearance of the existing house and roof.	placed between the gable-end features. The dormers will appear similar in terms of their scale and design.	
Not dominate the roof or project above the ridge of the house	The dormers are set ~0.65m from the ridgeline and ~0.50 from the eaves of the dwelling. They are an appropriate width considering the size of the original roof. In this respect they will appear subservient within the roof space.	
Be set below the ridgeline of the existing roof and within the roof plane	Yes, ~0.50m	
Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	The dormers are set in an appropriate position, relative to the existing skylights and dormer.	

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character: 583 Bradford Road is a three-storey detached dwelling set within a generous residential curtilage. The building is constructed with ornate stone detailing, amongst other characterful features. The building rests within a linear streetscene, properties on this section of the road are well spaced out and set back from Bradford Road.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan	**Further comments**	**✓ / X / N/A**

	and the NPPF		
Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The alterations are sympathetic to the scale and character of the original dwelling. The dormers are set behind the gable-end forms. They will not be visible from Bradford Road, therefore there will be no impact to the character of the local area.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Dormers and roof features appear on the roof. The dormers are well placed. Due their size they appear as natural and sympathetic alterations to the dwelling.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Height and scale are relative to the original dwelling. Dormers are well placed and fit within the roof plane. Notably, the additional massing will not alter the character of the host dwelling.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The cheeks of the dormers will be clad in clay tiles to match the existing roof tiles.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Given there are other flat roof examples on the dwelling, and the dormers are modest in scale, the roof style is acceptable.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24	Window proportions on the dormers are relative to the existing dormers of	✓

	Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	the original house.	

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity: Are the considerations in the following table acceptable?

The dormers will be placed ~30.00m from the neighbouring plot to the south and ~22.00m to the neighbouring plot to the north-east. Due to distance, there will be no impact to privacy, a loss of light or outlook, or an overbearing impact.

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The number of bedrooms will increase by 2, resulting in a total of 10 bedrooms. There is sufficient hardstanding material surrounding the dwelling to accommodate the number of bedrooms.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv)	Access for bin storage to the rear of the property will remain.	✓

	• Chapter 12 of the NPPF		

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF		**N/A**
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	The development will affect the eaves of the existing property. Whilst the property is not located in an area which is known to include bat habitats, a cautionary note should be added that if bats are found during the development, then work must cease immediately and the advice of a licensed bat worker sought.	
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.	✓

Drainage and Flood Risk	• KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP		**N/A**

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

None received

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: CONDITIONAL FULL PERMISSION

Decision Authorisation - Delegated Powers
Application Number:
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 to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The external dormer cheek materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.
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 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	01	-	24 May 2024
Site / Block Layout	01A	RevA	20 November 2024
Grouped Elevations	BFRD002	RevC	16 October 2024
Grouped plans floor plans	BFRD001	RevA	20 November 2024
Climate change statement	-	-	24 May 2024

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 2015 and otherwise actively engaged with the applicant in dealing with the application.
The original application was for roof alterations and the installation of dormers. The initial plans were considered to have a detrimental impact to the character of the host dwelling.

It was requested that the roof form was retained, and the dormers were reduced in size and the roof style changed.

The agent withdrew the single-storey side extension from the application.