

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:	2024/62/91401/W
Site Address:	190, Long Lane, Dalton, Huddersfield, HD5 9SF
Description:	Erection of single storey rear extension and rear dormer extension
Recommending Officer:	Joanna Rednall

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: 14-Oct-2026

Officer Report

2024/91401

190, Long Lane, Dalton, Huddersfield, HD5 9SF

The Site

190 Long Lane is a two-storey semi-detached property located in Dalton, Huddersfield. The site forms part of a row of uniform semi-detached properties, characterised by brick elevations at ground-floor level and rendered elevations at first-floor level. The properties are set back from the highway.

The property benefits from a long rear garden extending behind the dwelling. While the surrounding area is predominantly residential in character, a commercial building is located immediately to the east of the site.

The site is unallocated on the Kirklees Local Plan Policies Map. The land to the rear is designated as Urban Greenspace however the application site does not fall under this allocation. There are also no listed buildings or conservation areas in the immediate vicinity.

The Proposal

The applicant is seeking planning permission for erection of single storey rear extension and rear dormer extension.

Single storey rear extension

The measurements of the extension are as follows:

- 3m projection
- 5.5m width
- 2.5m eave height
- 4m ridge height

The extension is designed with a lean-to roof finished in slate with 4 rooflights. The external walls are finished in brick, and bi-folding doors are proposed to the rear elevation.

Rear dormer

The measurements of the dormer are as follows:

- 2.2m height
- 5m width
- 3.8m depth

The submitted plans confirm that the proposed dormer would be clad in upvc and incorporate two uPVC windows to the rear elevation. The dormer would

have a flat roof, finished with uPVC rainwater goods, and would be facilitated by the conversion of the existing hipped roof to a gable end.

The proposed rear extension would provide additional dining space, while the dormer would provide storage accommodation. The proposal would not result in the increase in the number of bedrooms within the property.

History of Negotiations

Amendments were sought to reduce the scale of the extension in the interests of residential amenity.

Planning History

There is no planning history for the site which is considered relevant to the current proposal.

Publicity & Representations

The application has been advertised by neighbour notification letters and on the Council's website in accordance with the Council's adopted Development Management Charter which incorporates the requirements of article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Final publicity date expired: 25 June 2024.

No representations were received as a result of the publicity. The amended plans were not re-publicised as these did not fundamentally change the development applied for.

Parish/ Town Council Comments

N/A.

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

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 application site is unallocated within the Kirklees Local Plan and also falls within an area identified by the Coal Authority as being at low risk of ground movement as a result of former mining activity.

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 (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP30 Biodiversity and Geodiversity

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:

- Chapter 3 Decision Making Policies
- Chapter 4 Achieving Sustainable Development
- Chapter 5 Meeting the challenge of climate change
- Chapter 14 Achieving well designed places
- Chapter 15 Promoting sustainable transport
- Chapter 18 Managing flood risk and coastal change
- Chapter 19 Conserving and enhancing the natural environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)
Kirklees Highway Design Guide (November 2019)

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.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon visual amenity
3. Impact upon residential amenity
4. Impact upon highway safety
5. Other matters
6. Representations
7. 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 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 development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon 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. 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.

Single storey rear extension

Paragraph 5.6 of the House Extensions and Alterations SPD sets out that single storey extensions to rear should:

- be in keeping with the scale and style of the original house;
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height;
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The proposed rear extension would generally comply with the SPD guidance as set out above. The revised scheme would remain proportionate to the scale of the original dwelling, comprising a 3m projection across the full width of the host property. The extension would also be subservient to the size of the plot, retaining the majority of the existing rear garden.

The extension would be constructed using materials to match those of the host dwelling. Subject to a condition securing the use of matching materials, the proposal would achieve an acceptable and integrated appearance. The extension would incorporate a lean-to roof, which is considered appropriate to its single-storey form and subordinate relationship to the existing dwelling.

The extension would not retain a gap from the western side boundary. However, given its single-storey nature and limited 3m projection, it is considered that setting the extension in by a full 1m would provide no meaningful design benefit and would not be necessary to achieve an acceptable relationship with the adjoining boundary.

For the reasons set out above, the rear extension is considered acceptable in terms of visual amenity.

Rear dormer

Paragraph 5.27 of the House Extensions and Alterations SPD sets out that dormer extensions to rear 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.

The proposed rear dormer would comprise a substantial roof extension with an UPDM flat roof and uPVC cladding. Although the dormer would be relatively large and would not be set down from the ridge, it would remain set in from the sides of the host and positioned above the existing eaves. These measures would provide a degree of visual subordination and assist in integrating the dormer within the existing roof form.

The dormer would be facilitated by the conversion of the existing hipped roof to a gable end. It is acknowledged that the property forms part of a pair of semi-detached dwellings with a consistent hipped roof form, and that the proposed alteration would somewhat disrupt the established symmetry of the pair. This would result in some limited visual harm to the character and appearance of the dwelling and its immediate surroundings.

However, weight is afforded to the realistic fallback position whereby a hip-to-gable alteration and rear dormer of a comparable scale could be undertaken under permitted development rights. The property is also located at the end of the row, reducing the prominence of the alteration in longer views, while the wider area contains a variety of roof forms. Although the dormer would be visible from Standiforth Playing Fields to the rear, its visual prominence would be reduced by intervening vegetation and boundary treatments, together with a separation distance of at least 30m. Overall, for the reasons set out above, the proposal would not result in significant harm to the character or appearance of the area.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 14 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 design 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.”*

The site adjoins a Tesco store to the north and a playing field to the rear. Given the nature and use of these adjoining sites, together with the relatively small scale of the proposed development and the separation distances involved, the proposal would not give rise to any material impact upon their use or amenity.

The principal neighbouring property affected by the proposal would therefore be No. 188 Long Lane. In terms of privacy and overlooking, the proposal does not include any windows within the side elevations facing No. 188. The proposed dormer windows would be located within the rear roof slope and would primarily serve views over the rear garden of the application site. Having regard to the existing relationship between the rear elevations, garden areas and neighbouring properties, the proposal would not introduce a materially opportunity for overlooking or result in a significant loss of privacy to the occupants of No. 188.

With regard to outlook, overbearing impact and overshadowing, the proposed rear extension would project approximately 3m along the common boundary. The extension would incorporate a lean-to roof, with a maximum height of approximately 4m adjacent to the dwelling, reducing to approximately 2.5m at its rear edge. This reduced height towards the end of the projection would help to limit its visual presence and impact upon the neighbouring property.

It is acknowledged that the submitted information does not demonstrate whether a 45-degree line drawn from the nearest corner of the proposed extension to the closest habitable-room window of No. 188 would be maintained. Nevertheless, significant weight is afforded to the fallback position as the property benefits from permitted development rights that could allow an extension of a comparable scale, footprint and siting to be constructed without the need for planning permission.

Having regard to this fallback position, alongside the single-storey nature of the extension, its limited 3m projection and reducing roof height, it is considered that the proposal would not result in an unacceptable loss of light, outlook or privacy, nor an overbearing relationship.

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 14 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 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.

The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling would remain as existing. With this being the case, proposed parking arrangements are considered to be acceptable.

The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

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.

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 15 of the National Planning Policy Framework.

5 – Other matters:

Ecology

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.

The site is not within a bat alert layer on the Council's GIS system and there are no records of bat roosting at the site. As such, it is considered the proposal would have a neutral impact upon ecology.

Climate Change

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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

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: 2024/91401

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).

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 & 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 19 of the National Planning Policy Framework

3. The external walls and roofing materials of the single storey rear 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 14 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	17/05/2024
Existing House	A2000 001	-	17/05/2024
Proposed House	A2000 002	B	11/05/2026
Climate Change Statement	-	-	21/05/2024
Application Form	-	-	17/05/2024

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 2024 and otherwise actively engaged with the applicant in dealing with the application. Amendments were sought to reduce the scale of the extension.

Low coal