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:	**2024/62/92559/E**
Site Address:	144, Northstead, Ravensthorpe, Dewsbury, WF13 3DZ
Description:	Erection of two storey rear extension and single storey front extension with loft conversion and front dormer
Recommending Officer:	Faiza Bano

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.

Emma Thompson

AUTHORISED OFFICER

Date: 06-Nov-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/92559
Location	144, Northstead, Ravensthorpe, Dewsbury, WF13 3DZ
Proposal	Erection of two storey rear extension and single storey front extension with loft conversion and front dormer
Publicity end date	21st October 2024
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	LP Greenspace - Strategic Green Infrastructure Network, Bat Alert, LB Airport Consult 1, High risk Coal
Extension to Time (EoT)	**Yes** **Dat:06/11/2024**
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 and beautiful places
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

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	No	Concerns regarding impact of the extension the bedroom were raised. The plan was amended to show a store. It has been assessed as much as the outlook to the bedroom is not something officers could support.

Parish/Town Council comments sought (Kirkburton)	No	N/A
Planning History	Yes	**Planning Ref: 2024/92509** **Location: 144, Northstead, Ravensthorpe, Dewsbury, WF13 3DZ** **Proposal:** The proposal is for erection of single storey rear extension. The extension projects 5m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 3m **Decision code:** NANR **Decision:** NANR - NOT REQUIRED **Decision Date:** 2024-10-14
Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that single storey front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

Front Extensions Should:	**Yes - COMPLY**	**No - JUSTIFY**
be set well back from the pavement or is well screened; (5.14)	Yes – the house is well setback from the pavement. It benefits from an open front garden and driveway and a screened rear garden.	
The extension is small, subservient to the original building,	Yes – the extension would appear subservient and has been designed with a lean-to roof, in-keeping with host property.	
The materials and design match the existing features of the original house; and	Yes – materials would match existing	

The extension would not unreasonably affect the neighbouring properties.	Yes – the modest scale would result in minimal impact on neighbouring property and set 709mm away from the boundary line.	

The Kirklees SPD sets out that two storey rear extensions should comply with certain parameters set out in paragraph 5.8 on page 25 (and listed below) and if they do not, they need to be justified:

Two Storey Rear Extensions Should:	**Yes - COMPLY**	**No - JUSTIFY**
be proportionate to the size of the original house and garden;	Yes - the extension is not considered to cause detriment to the street scene. The siting of the dwelling is not part of a linear form and as such in this case it is considered there is sufficient justification present such that it is considered refusal on the basis of the impact of the two-storey element to front could not be substantiated in this case.	
not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings);	Yes – the extension does not cover more than half of the total area around the original house. Considered is acceptable due to neighbouring properties having a similar extension.	
not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties;	Yes - The proposed extension projects out by approximately 3m which is in keeping with the SPD. Considered is acceptable due to neighbouring properties having a similar extension. Ample garden space will be retained to the rear of the house.	
not exceed a height at the eaves of 3 metres where the extension is within 1.5		No - The proposed extension projects out by 3m and has an eaves height of approximately

metres of the property boundary;		5.2m. This is considered acceptable as the two-storey extension is separated from the shared boundary line by 931mm.
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and		No – a 931mm gap is retained gap along the first floor. However, there are neighbouring properties with similar extensions closer to the boundary line that set a precedence in the area.
not adversely affect habitable room windows where they adjoin a neighbour's boundary	Yes – the two-storey extension is designed to retain a gap from the boundary and does not cause any issues in terms of loss of outlook and overshadowing of neighbouring windows. Officer concerns regarding impact on the applicant's own bedroom window was raised and addressed. The bedroom has been omitted and changed to a store. For the purpose of assessment this room is no longer habitable space and as such can now be supported.	

The Kirklees SPD sets out that dormer window extensions should comply with certain parameters set out at paragraph 5.27 on page 32 (and listed below) and if they do not, they need to be justified:

Dormer windows should:	**Yes - COMPLY**	**No - JUSTIFY**
relate to the appearance of the house and existing roof;	Yes - regarding design, the proposed dormer would demonstrate a resemblance to the original dwelling in terms of roof design.	
be designed in style and materials similar to the appearance of the existing house and roof;	Yes – dormer is designed with a flat roof would match the host property in terms of	

	construction materials, design and size.	
not dominate the roof or project above the ridge of the house;	Yes – proposed dormer does not dominate the roof.	
be set below the ridgeline of the existing roof and within the roof plane; and	Yes – proposed dormer is set below the ridgeline and would not project above the ridge of the house,	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.		No – due to the orientation of the applicant site, the dormer would not be aligned exactly. However, this is acceptable due to the positioning of the dwelling and character of the street scene.

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

Summary of local street scene/character:

The site to which the application site relates to is number 144 Northstead. The property is a two-storey semi-detached dwelling constructed from red brick and is roofed with slate tiles. The property benefits from a garden to the front and rear, with an accessible driveway to the front. The property is situated within a residential area and the street scene encompasses several dwellings of similar character size, design and scale.

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 and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on the Local character and street scene	• KDP1 of the SPD	The extension is generally modest in scale and due to neighbouring properties	✓

	• Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	having similar extensions, the proposed development would not appear overly prominent. The proposed development would be located to the front and rear of the property and will not impact the character or street scene across the frontage of the property.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The original property would remain the dominant feature.	✓
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	As above. The extension would project across the front, and rear of the property. The proposed development consists of a single-story extension to the front, a two-storey extension to the rear and a dormer to the front.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Facing materials to match exiting.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Lean-to roof style to front extension, flat roof dormer, and two storey gable extension to the rear. All roof styles are acceptable as they are in-keeping with the original roof style of the host property and/or match the character of the street scene.	✓

Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Modest size windows in extensions and dormer, which would be in-keeping with existing building.	✓
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension which would provide easy access into the main 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 main properties affected are:

- 132 Northstead - This property is located to the front of the application site and shall see the addition of a front projections and the erection of a dormer to the existing dwelling, as such no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact. This property also hosts similar extensions.

- 142 Northstead – Adjacent property and shall see an alteration to the appearance of the front and rear elevation, as well as the erection of a dormer. The application property's rear elevation sits further back than this property due to positioning and orientation, as such no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact.

- 146 Northstead - Adjacent property and shall see an alteration to the appearance of the front and rear elevation, as well as the erection of a dormer, as such no significant issues would arise from overlooking, overshadowing/loss of light or overbearing impact. Extension is designed ensure privacy to neighbours and will not produce conflict relating to light and outlook.

- There are properties to the rear, however, the proposed extension is the set back from the boundary and it will not impact the properties behind.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Acceptable for the reasons set out above.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As above. It should also be noted that the floor plan has been amended to replace a bedroom with a store to avoid any impact on the occupants outlook of this space. Due to the scale of the extension and positioning it would create a poor outlook as a habitable space.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	As above.	✓

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	Parking is predominantly provided on-street and in curtilage at the rear,	✓

	• Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	which remains acceptable due to the location of this property and the neighbouring houses – off the main through-fare. The property also has a driveway big enough to fit a car after the construction of the proposed extension.	
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Maintains appropriate access and off-street in-curtilage parking.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.	✓

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	N/A	✓

	• Chapter 15 of the NPPF		
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	The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	✓

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:

The application was advertised via neighbour notification letters.

Final publicity date expired: 21st October 2024

As such, no representations 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 walls and roofing 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
Grouped Plans and Elevations	144 Northstead - PLN-EXT A3L-3		04-11-2024
Grouped Plans and Elevations	144 Northstead - PLN-EXT A3L-4		04-11-2024
Grouped Plans and Elevations	144 Northstead - PLN-EXT A3L-5		04-11-2024
Grouped Plans and Elevations	144 Northstead - PLN-EXT A3L-2		04-11-2024
Grouped Plans and Elevations	144 Northstead - PLN-EXT A3L-1		04-11-2024
General	Climate Change - 144 Northstead		09-Sep-2024
Flood Risk Assessment	Flood Risk Form - 144 Northstead		09-Sep-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. Amendments were sought to address officer concerns in relation to the impact of the development on the outlook of the bedroom. Amendments were received.

Report Dated: 01/11/2024