

**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:	2024/62/93319/W
Site Address:	418A, Wakefield Road, Dalton, Huddersfield, HD5 9XJ
Description:	Raising of roof and erection of front and rear dormer extensions and alterations
Recommending Officer:	Joanna Rednall

DECISION – CONDITONAL 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: 24-Jan-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93319
Location	418A, Wakefield Road, Dalton, Huddersfield, HD5 9XJ
Proposal	Raising of roof and erection of front and rear dormer extensions and alterations
Publicity end date	03/01/2025
Number of representations received	One representation received.
Kirklees Local Plan Allocation/Designation	Unallocated
Extension to Time (EoT)	EoT Date: 27th January 2025
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 2024
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development

- NPPF Chapter 12 – Achieving well-designed 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	Yes	Amended plans were sought to obscurely glaze the rear dormer openings to protect the amenity of neighbouring properties to the rear.
Parish/Town Council comments sought	No	
Planning History	Yes	<u>2008/90262:</u> ERECTION OF WALL AND IRON FENCING

		<i>FULL PERMISSION</i> <u>89/05240</u>: Outline application for erection of detached house and double garage <i>Refused</i> <u>98/92798</u>: ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE <i>CONDITIONAL FULL PERMISSION</i>
Consultations required	No	

Assessment

Permission is sought for raising of roof and erection of front and rear dormer extensions and alterations.

Twin dormers are proposed to the front roof plane measuring ~2 metres in width, ~1.9 metres in height and ~2.7 metres in projection. The dormers incorporate a gable roof infilled with concrete tiles. One large dormer is proposed to the rear measuring ~8.5 metres in width, ~1.9 metres in height and project ~2.9 metres from the rear roof slope. This dormer incorporates a flat roof with three windows proposed to the rear elevation.

The Kirklees SPD sets out that dormer extensions should comply with certain parameters set out at paragraph 5.4 on pages 31 and 32 (and listed below) and if they do not, they need to be justified:

Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Relate to the appearance of the house and existing roof	<u>Front dormers</u> The front dormers are designed with a pitched roof to match the roof design of the host property.	<u>Rear dormer</u> The rear dormer is designed with a flat roof. Although this does not relate to the roof design of the host, a flat roof design mitigates any undue bulking / massing effects of the dormer and avoids a disproportionate / top heavy appearance. Due to these reasons, the

		rear dormer would have an acceptable visual impact in this case.
Be designed in style and materials similar to the appearance of the existing house and roof	The submitted plans outline the proposed dormer front and cheeks would be grey horizontal pvc cladding. To ensure the dormers have an acceptable visual impact, the proposed materials can be conditioned to match.	
Not dominate the roof or project above the ridge of the house	Both front and rear dormers are set within their respective roof planes and would not project above the ridge of the house. The rear dormer is larger in scale than the front dormers, however a sufficient level of space is retained around the rear dormer to not dominate the roof slope.	
Be set below the ridgeline of the existing roof and within the roof plane	The dormers are set below the ridgeline.	
Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	Front dormers are not an established design feature on properties surrounding 418A, Wakefield Road, however neighbouring dwellings vary in terms of design, therefore the introduction of two small front dormers would not appear incongruous within the street scene. The existing property has a small gable feature to the front elevation, the removal of this feature	

	and insertion of two dormers would not have a significant visual impact. The windows would be aligned with existing openings on the ground and first floor.	
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Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character:

The street scene consists of residential dwellings with some commercial units opposite the site on Wakefield Road. There is a mixture of house types ranging from detached to semi-detached within the immediate area, and properties immediately to the rear mainly consist of terraces. Properties along Wakefield Road are set back from the highway and benefit from off-street parking to the front

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 • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	Whilst the appearance of the dwelling would change compared to the existing structure, the street scene already consists of residential dwellings with different design, scale and appearances meaning the insertion of front and rear dormers would not alter a dwelling which is in a consistent street scene. The front dormers are designed with a pitched gable roof and would be in keeping with front gables present on neighbouring properties.	✓

		The raising of roof would result in the total height of the dwelling being increased by ~0.6 metres, this is not considered to cause a harmful visual impact. This is because properties neighbouring the site vary in height, therefore the modest increase in height at 418A Wakefield Road would not appear incongruous within the street scene.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The original roof form would be clearly visible to the front and rear of the application dwelling. The raising of the roof would have an acceptable visual impact due to the modest nature of the works, subject to a condition to ensure that the external wall and roof materials match those of the existing 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	The front and rear dormers would not dominate the roof or project above the roof of the host property. The modest increase of the roof height would have an acceptable visual impact.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Dormer front and cheeks to be grey horizontal pvc cladding.	✓
Roof style	• KDP 1 and 2 of the SPD	Front dormers are designed with a pitched	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	roof to harmonise with host property. Flat roof design of rear dormer would reduce any bulking / massing impacts of the development.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Windows on front dormers align with existing ground and first floor openings. Officers raised concerns surrounding potential overlooking resulting from the rear dormers, the applicant's agent amended the dormers to be obscurely glazed to mitigate any overlooking impacts. These can be secured by condition.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extensions with no alterations to access.	✓

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:

- 416A, Wakefield Road – neighbouring property to the west. Due to the existing relationship between these two dwellings, the front and rear dormers and raising of roof height would not result in any undue impacts of overlooking / overbearing or overshadowing.
- 418, Wakefield Road – neighbouring property to the east. The dormers are proposed to the front and rear roof slopes with no openings facing this neighbour. It has been assessed that no undue impacts of overlooking, overbearing or overshadowing would occur as a result of the development.
- 2, Greenhead Lane – neighbouring property to the rear. Due to the siting of the front dormers, these would not impact the amenity of

occupiers at No.2. Following submission of amended plans, the rear dormer windows are obscurely glazed. Although two of the three of these windows serve bedrooms, the rear dormers would be secondary windows, therefore to protect the amenity of occupiers at No.2 a condition is necessary to ensure these rear dormer windows would be obscurely glazed.

- 507, Wakefield Road – neighbouring property opposite the application site. Due to the separation distance (~30 metres) and street scene in turn, it can be concluded that no detrimental overshadowing / overbearing / overlooking impacts will occur as a result of the development.

	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 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	Acceptable for the reasons above.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The development would not result in the loss of any garden space.	✓

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	Further comments	✓ / X / N/A
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	the Kirklees Local Plan and the NPPF		
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	N/A	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The proposed development would intensify the domestic use of the dwelling, taking the total number of bedrooms from 4 to 6. The property benefits from a driveway to the front and there is no on-street parking available. Due to the proximity of the property to the Town Centre, there are good transport links from Wakefield Road. As the property is within a sustainable location, it is considered that the short fall in parking is acceptable in this instance.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	There is no waste storage provision shown on plans, however it is considered there is sufficient space within the red line boundary to accommodate waste storage.	✓

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	Further comments	✓ / X / N/A
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	the Kirklees Local Plan and the NPPF		
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	N/A	N/A
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	Bat Alert layer - The building is in good order, well sealed and unlikely to have any significant bat roost potential. A cautionary note is recommended.	✓
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:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
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Overlooking	Amended plans have been received showing the rear dormer windows to be obscurely glazed.	✓
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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: 2024/93319

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.

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 raising of roof 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.

4. The external walls of the dormers hereby approved shall be first installed with Anthracite grey horizontal UPVC cladding to harmonise with the existing roof tiles. The pitched roof of the front dormers shall be laid with concrete interlocking tiles to match the host dwelling. The cladding and roofing materials so approved shall thereafter be retained.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1, 9 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

5. The development shall not be occupied until the windows in the rear dormer hereby approved have been obscure glazed minimum grade 4. The obscure glazing shall thereafter be retained for the lifetime of the development.

Reason: In the interests of the amenity of the occupiers of neighbouring properties to accord with policy LP24 of the Kirklees Local Plan, Principle 3 of the adopted SPD on House Extensions and Alterations and Policies within Chapter 12 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Planning Drawing	24 J 37	01A	16/01/2025
Application form	-	-	27/11/2024
Climate Change Statement	-	-	27/11/2024

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.

Amended plans were sought to obscurely glaze the rear dormer openings to protect the amenity of neighbouring properties to the rear.

22/01/2025

Report Dated:

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