

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:	2024/62/93539/E
Site Address:	35, Fair View, Hightown, Liversedge, WF15 6LL
Description:	Erection of front and rear dormers
Recommending Officer:	Faiza Bano

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: 10-Feb-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93539
Location	35, Fair View, Hightown, Liversedge, WF15 6LL
Proposal	Erection of front and rear dormers
Publicity end date	3 rd February 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	LP Green Space - Strategic Green Infrastructure Network
Extension to Time (EoT)	No
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 2025
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	N/A
Parish/Town Council comments sought (Kirkburton)	No	N/A

Planning History	Yes	Planning Ref: 2016/90432 Location: 35, Fair View, Liversedge, WF15 6LL Proposal: Erection of single storey extension and demolition of existing conservatory Decision code: FC Decision: FC - CONDITIONAL FULL PERMISSION Decision Date: 2016-04-19
Consultations required	No	N/A

Assessment

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:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof;	Yes - regarding design, the proposed dormers 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 – dormers are designed with a pitched roof at the front and flat roof at the rear and would appear similar in terms of construction materials, design and size. The dormer is to be finished with tile.	
not dominate the roof or project above the ridge of the house;	Yes – Proposed dormers do not dominate the roof nor project above the ridge of the house.	
be set below the ridgeline of the existing roof and within the roof plane; and		The proposed dormers are set below the ridgeline and would not project above the ridge of the house. However,

		the front dormer is in line with the ridge of the house. Given that the dormer has a pitched roof, officers believe that it integrates more seamlessly with the existing roof structure, creating a balanced and symmetrical appearance. If the proposed front dormer was flat roofed, it could potentially appear more prominent and less cohesive with the overall house.
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.		No other dormers in the area so it is considered that in this instance it is not relevant.

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

Summary of local street scene/character:

The site to which the application relates to is number 35 Fair View. The site consists of a two storey semi-detached dwelling, constructed from stone for the external walls, tiles for the roof and upvc for the openings. The site has an area of amenity space to the front and to the rear.

The application site is positioned among a collection of predominantly semi-detached houses. Each property displays unique characteristics, with many having undergone various extensions.

The properties are generally set back from the road, with driveways and gardens at the front. Most houses have dual-pitched roofs, though some are hipped while others are gabled; the site is slightly sloped, resulting in varying ridge heights.

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	Further comments	✓ / X / N/A
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	the Kirklees Local Plan 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 extension is generally modest in scale and due to positioning of the applicant site, the proposed development would not appear overly prominent. The proposed development would be located to the front and rear of the property, with, and will not negatively impact the character or street scene across the frontage of the property. In terms of materiality, the dormers would be constructed using materials to match the proposed finishing of the dwelling and would be in keeping with the character of the site. In terms of the appearance and local character of the street scene, the proposed extension is considered acceptable.	✓
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. The addition of the dormer will add an aesthetic appeal and practical benefits to the house, providing extra space, light and ventilation around the house.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP	The extension would project across the front of the property.	✓

	Chapter 12 of the NPPF		
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 proposed finishing of the entire dwelling.	✓
Roof style	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	Pitched roofed dormer at the front – acceptable. Flat roofed dormer to rear – acceptable.	✓
Window proportions	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Chapter 12 of the NPPF	Small scale windows would be in-keeping with existing building.	✓
Accessibility for all users	- KDP 17 of the SPD - Policy LP24 Design (f) - Chapter 12 of the NPPF	Private domestic extension.	✓

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:

- 33 Fair View – This dwelling is the neighbouring semi-detached. The erection of dormers will not impact this property as they face the front and rear amenity area of the application site. They will not be overbearing on number 33. As such, no impact in terms of loss of light, outlook and privacy.
- 75 Fair View – This dwelling is the neighbouring detached property. The erection of dormers will not impact this property for the same reasons set out above.

- The front dormers are unlikely to cause any significant harm in terms of residential amenity of the adjoining properties given the level at which the works would be sited. The sloped nature of the applicant site and the position within the existing roof is such that there would be no overshadowing.
- 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.
- There are no properties immediately to the front or rear of the application site.

	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.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	The proposed development does not impact the garden space of this property.	✓

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	Parking is predominantly provided in curtilage and on street, which remains acceptable due to the location of this property and the neighbouring houses.	✓
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 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	N/A	✓

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
Location Plan	Location Plan		16-Dec-2024
Proposed Site / Block Layout	Site Plan		16-Dec-2024
Grouped Plans and Elevations	Existing Plans and Elevations		16-Dec-2024
Grouped Plans and Elevations	Proposed		16-Dec-2024
General	Climate Change Statement		16-Dec-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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated:

09/02/2024