

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:	2024/62/93627/E
Site Address:	62, Moorcroft Drive, Dewsbury Moor, Dewsbury, WF13 4DY
Description:	Erection of extensions and front dormer window
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-Mar-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93627
Location	62, Moorcroft Drive, Dewsbury Moor, Dewsbury, WF13 4DY
Proposal	Erection of extensions and front dormer window
Publicity end date	6 th March 2025
Number of representations received	One
Kirklees Local Plan Allocation/Designation	LB Airport Consult - Area 1, Great Crested Newts, DEVELOPMENT_LOW_RISK_AREA
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	✓	

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	Request to amend the plans for the three-storey rear extension to a pitched roof from a flat roof.
Parish/Town Council comments sought (Kirkburton)	No	N/A

Planning History	Yes	<u>Planning Ref: 2024/90986</u> Location: 62, Moorcroft Drive, Dewsbury Moor, Dewsbury, WF13 4DY Proposal: The proposal is for erection of single storey rear extension. The extension projects 6m 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: PRIOR APPROVAL NOT REQUIRED Decision Date: 2024-05-13 <u>Planning Ref: 2024/92197</u> Location: 62, Moorcroft Drive, Dewsbury Moor, Dewsbury, WF13 4DY Proposal: Demolition of existing outbuilding and erection of part two storey and part single storey rear extension, single storey side extension and loft conversion with front dormer Decision: FC - CONDITIONAL FULL PERMISSION Decision Date: 2024-11-15 <u>Planning Ref: 2018/91371</u> Location: 82, Moorcroft Drive, Dewsbury Moor, Dewsbury, WF13 4DY Proposal: Erection of single storey front, two storey side extension and single and two storey rear extensions Decision code: FC Decision: FC - CONDITIONAL FULL PERMISSION Decision Date: 2018-06-20
Consultations required	No	N/A

Assessment

certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

Single storey front extensions:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened; and	Yes - the house is well set back from the pavement and benefits from a modest front garden and driveway	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area; and	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 as it is single storey, and they have a similar extension in place.	

NB: The three-storey rear extension has been evaluated in accordance with the guidance set out in the SPD for two-storey rear extensions. Although it is acknowledged that this extension is a roof extension, the principles still apply.

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:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
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 acceptable.	

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 acceptable due to neighbouring properties having a similar extension. The extension is designed to ensure it meets the 45° rule for the adjoining semi-detached.	
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 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 metres of the property boundary;		No - The proposed extension projects out by 3m and has an eaves height of approximately 6.7m. This is considered acceptable as the extension is three-storey, the site is sloped towards the rear and the extension is separated from the shared boundary line ranging from 1.7m – 2m due to the orientation of the dwellings.
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and	Yes – separated by at least 1.7 metres.	
not adversely affect habitable room windows where they adjoin a neighbour's boundary	Yes – the extension is designed to retain a gap from the boundary and does not cause any issues in terms of loss of outlook and overshadowing.	

Chapter 5.4 Dormer windows & roof extensions, paragraph 5.25 states:

“The design of...roof extensions should reflect the character of the area, the surrounding buildings and the age, appearance and materials of the existing house.”

The original proposal included a flat-roof three storey rear extension. However, following discussions with officers, the agent submitted revised drawings featuring an amended roof form. The pitched roof was deemed more in keeping with the character of the area preferred from a visual amenity standpoint.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.2 on page 23 (and listed below) and if they do not, they need to be justified:

Rear Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
respect the original house and garden in terms of its size and scale	Yes – the extension does not cover more than half of the total area around the original house.	
use appropriate materials which match or are similar in appearance to the original house; and	Yes – to match existing	
not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.	Due to the orientation of the dwelling, the proposed extension will not overshadow neighbouring properties. Due to the modest scale of the proposed extension, there will be no impact on the loss of outlook of neighbouring properties.	

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

Single storey extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be in keeping with the scale and style of the original house;	Yes – The extension is designed to be in keeping with the scale and style of	

	the original house. It uses similar materials and architectural features, ensuring it blends seamlessly with the existing structure.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings);	Yes – The extension does not cover more than half the total area around the original house.	
not exceed 4 metres in height;	Yes – The extension does not exceed 4m in height. The eaves height of 2.6m is within the permissible limit, ensuring the structure remains unobtrusive and does not overshadow neighbouring properties.	
not project out more than 3 metres from the rear wall of the original house for semi-detached and terraced houses or by 4 metres for detached properties;		The extension is part of a combined two storey and single storey rear extension. The single storey portion projects out by 3m, which is within the allowed limit for semi-detached and terraced houses. The overall projection at ground floor level is 6m however this has received permission through the Larger House Extensions prior approval process, providing a realistic fall back position for an extension of this length.
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	The eaves height exceeds 2.5m by 0.1m and is considered negligible, the extension does not exceed 3m in length. Therefore, it meets the criteria for eaves height, ensuring it does not negatively impact the visual amenity of the area.	

retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.	The extension retains a gap of at least 1.7m from the property boundary. This ensures adequate space for maintenance and reduces the risk of disputes with neighbours.	
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The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraph 5.17 on page 28 (and listed below) and if they do not, they need to be justified:

Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
not extend more than two thirds of the width of the original house;	Yes – the proposed extension projects out by approximately 1.5 m	
not exceed a height of 4 metres; and	Yes – the proposed extension has an overall height of approximately 3.6m	
be set back at least 500mm from the original building line to allow for a visual break	Yes – the extension is set back more than 500mm.	

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 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	Yes – dormer is designed with a flat roof and would appear similar in terms of	

existing house and roof;	construction materials, design and size. As such, the proposed dormer would not be out of character with the area and is considered to be acceptable in terms of visual amenity.	
not dominate the roof or project above the ridge of the house;	The dormer is set below the ridgeline and is of a scale that would cause the main roof to form the dominant feature.	
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.		Dormers are not a characteristic element of the street scene. However, the proposed dormer meets the criteria of the SPD and as such no grounds for refusal.

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 62, Moorcroft Drive, Dewsbury Moor, Dewsbury, WF13 4DY is a two-storey semi-detached dwelling faced in red brick and the roof is finished in concrete tiles. The property benefits from parking provision to the front of the dwelling along with amenity space to the rear. The dwellings that form the street scene are similar in appearance, scale and material palette. The area is predominantly residential, 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 • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The extension is generally modest in scale and due to a neighbouring property having similar extensions, the proposed development would not appear overly prominent. The proposed development would be located to the front, side and rear of the property and will have some impact on 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, side and rear of the property. The proposed development consists of a single-story extension to the front and side, a part three-storey and single storey extension to the rear and a front facing dormer.	✓
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 existing.	✓

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, lean-to roof style to the side extension, pitched roof style to the three-storey extension, lean to roof style to the single-story rear extension, and flat roof style to the dormer. 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, which 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 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:

- 60 Moorcroft Drive - Adjacent property and shall see an alteration to the appearance of the front, side and rear elevation. 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.
- 64 Moorcroft Drive – Adjoining semi-detached property, shall see an alteration to the appearance of the rear elevation, 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. The extension is designed to ensure that it meets the 45° rule.

- 25 Moorcroft Drive – Adjacent property. Shall see an alteration to the front and side of the application site. Due to the separation distance between this property and the application site, 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 front and rear, however, the proposed extension is the set back from the boundary and it will not impact the properties at the front.

	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	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 • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Parking is predominantly provided on-street and in curtilage to the front, which remains acceptable due to the location of this property and the neighbouring houses. 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)	N/A	✓

	(iv) Policy LP33 Trees Chapter 12 of the NPPF		
Impact on ecology	- KDP 12 of the SPD - Policy LP30 - Chapter 15 of the NPPF	N/A	✓
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: 3rd December 2024

As such, one representation was received:

General Comment: *The work has already started as there are workman building the extension, they are making a lot of noise and mess.*

Officer's Response:

Comment noted.

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: 2024/93627

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.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays
08.00 and 13.00hours, Saturdays
With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Proposed Site / Block Layout	62 Moorcroft Drive - PLN-EXT A3L-1		07/03/2025
Grouped Plans and Elevations	62 Moorcroft Drive - PLN-EXT A3L-4 Existing and Proposed Elevations		07/03/2025
Grouped Plans and Elevations	62 Moorcroft Drive - PLN-EXT A3L-5 Existing and Proposed Elevations		07/03/2025
Plans - Floor Plans	62 Moorcroft Drive - PLN-EXT A3L-2 Existing and Proposed Plans		07/03/2025
Plan General	62 Moorcroft Drive - PLN-EXT A3L-3 Roof Plan		07/03/2025
General	Climate Change Statement		07/03/2025

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: 07/3/2025

