

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:	2025/62/90286/E
Site Address:	185, Headfield Road, Savile Town, Dewsbury, WF12 9JJ
Description:	Erection of two storey side and rear extensions and front and rear dormers
Recommending Officer:	Jennifer Booth

DECISION – REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 03-Apr-2025

OFFICER REPORT

Site Description

185 Headfield Road is a two storey end terrace dwelling in Savile Town. It is faced in block and brickwork to the gable, natural stone to the front and rear elevations, and designed with a gable roof finished with concrete tiles. The terraces sit perpendicular to Headfield Road with shared access to the front of the property. The dwelling benefits from a shared parking area to the side and a garden to the rear. Boundary treatment on site comprises of a stone wall which runs along the southern boundary. Bushes and hedges are located along the northern, eastern and southern boundaries.

The neighbouring terraces are of a similar design and style to the application site. No. 189 Headfield Road which is located in the same row of terraces as the application site has benefited from front and rear dormer extensions. The local area comprises of a mix of properties used for residential and business uses. The residential properties in the vicinity are of a range of characters, styles and designs and have benefited from a range of alterations and extensions.

Description of Proposal

The application seeks planning permission for the erection of front and rear dormer extensions with two storey extensions to the side and rear.

The front dormer extension will be centrally placed on the front elevation of the original dwelling. It will project 2.50 metres at most from the roof plane and have a width of approximately 3.00 metres and a height of 1.66 metres. The dormer will sit below the ridge of the host dwelling by approximately 0.25 metres and up from the eaves by 0.75 metres. The dormer will be set in from the east elevation by approximately 0.93 metres and the west elevation by 1.15 metres. A window is proposed for the front dormer extension. It will sit in line with the windows on the east of the front elevation of the original dwelling and be finished in UPVC to match existing. The dormer will be designed with a flat roof and will be constructed in timber walls with tiles to match existing.

The side extension is proposed to project 3m from the originally side wall, extending the depth of the dwelling and with a pitched roof form.

The rear extension is proposed to project 4m from the original rear wall of the dwelling and would extend across the width of the property and would have a flat roof form.

The rear dormer extension will be centrally placed on the rear elevation of the original dwelling. It will project 3.50 metres at most from the roof plane and have a width of approximately 4.90 metres and a height of 2.20 metres. The dormer will sit below the ridge of the host dwelling by approximately 0.15 metres and up from the eaves by 0.30 metres. The dormer will be set in from the east elevation by approximately 0.06 metres and the west elevation by

0.15 metres. Two windows are proposed for the rear dormer. They will sit in line with the windows of the host dwelling and be finished in UPVC to match existing. One of the windows will serve a bathroom and will therefore be obscurely glazed. The dormer will be designed with a flat roof and will be constructed in timber walls with tiles to match existing.

Relevant Planning History

2017/92902 - erection of front and rear dormers – approved

2025/90081 – erection of front & rear dormers - approved

History of negotiations

Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2024 encourages negotiation/engagement between Local Planning Authorities and agents/applicants, this is only within the scope of the application under consideration. The proposals raise concerns in terms of the design, with the scale of rear extension and the flat roof form proposed. Furthermore, the rear extension would result in an overbearing and oppressive impact on the amenities of the adjoining dwelling and loss of privacy for the amenity space of the neighbouring 197 Headfield Road. Amended plans have not been sought.

Representations

The application was advertised by neighbour letters, which expired on 07/03/2025

As a result of the above publicity, no representations have been received.

Consultation Responses

None

Policy

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 site is UNALLOCATED on the Kirklees Local Plan Proposals Map

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 predates 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.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** - Design
- **LP 30** – Biodiversity

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and 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.

- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

Principle of development:

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP 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 NPPF. In terms of extending and making

alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions & Alterations SPD and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

Planning permission was granted earlier this year for front and rear dormers. The current proposals include the dormers along with two storey extensions to the side and rear. The current proposals shall be assessed as follows.

Impact on visual amenity:

Key Design Principle 1 of the House Extensions & Alterations SPD does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the House Extensions & Alterations SPD goes on to state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.

The proposal under consideration consists of four distinct elements which shall be addressed below.

Front dormer

Paragraph 5.26 of the House Extensions & Alterations SPD requires consideration of the wider area and surrounding buildings when considering whether a front dormer is appropriate. Dormers should be well-designed and small in scale.

The scale of the front dormer is considered acceptable as it is set up from the eaves, down from the apex and in from the sides. Furthermore, there are other such dormers in the row of properties. The dormer would be clad with horizontal timber boarding, similar to the other dormer in the row. As such, the front dormer is considered to be acceptable in terms of visual amenity.

Two storey side extension

Paragraphs 5.15, 5.19 & 5.21 of the House Extensions & Alterations SPD are of relevance with regards to the side extension as they require the development proposed to be located and designed to minimise the impact on the character of the area, reflect the original building in terms of materials and detailing and ensure adequate space is retained to provide a sense of space.

The side extension would lie flush with the front of the dwelling. Whilst it is normally encouraged to include a set back and set down to maintain space between properties, prevent unsympathetic terracing and to ensure subservience, in this instance, the location of the dwelling at the end of row with no neighbours together with the width proposed would not appear

disproportionate. The scale and lack of set back are therefore considered to be acceptable. The walls are proposed to be constructed using stone with tiles for the roof covering which would match the main house. The detailing including the roof form and fenestration would form an acceptable relationship with the host property. The side extension is therefore considered to be acceptable in terms of visual amenity.

Two storey rear extension

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The 4m projection proposed would appear large on the rear of the modest terraced property and out of scale with the host property and the row of dwellings. Furthermore, the use of a flat roof form represents poor design. There are no extensions in this group of properties and the extension would therefore also be out of character with the area. The rear extension, despite the use of stone for the walling, would not be considered to be acceptable in terms of visual amenity.

Rear dormer

In point 5.25 of the House Extensions & Alterations SPD, it states that rear dormers can be considered to be appropriate dependent upon design and size.

The rear dormer would be large in terms of its size and scale relative to the host building. However, it would still be comparable to the other dormer in the row. The materials proposed would also include the use of horizontal timber cladding. The rear dormer is therefore considered to be acceptable in terms of visual amenity.

Having taken the above into account, although the front and rear dormers along with the side extension can be considered to be acceptable in terms of visual amenity, the rear extension has a design and scale which would be harmful to the appearance of the host dwelling and the wider street scene. The proposals therefore fail to comply with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions & Alterations SPD goes

into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

There are no properties to the front or to the south east side which could be affected by the works proposed.

Impact on 187 Headfield Road

The dormers would be set up within the existing roof plane with no potential for any additional overlooking due to the existing relationship of windows to external spaces. Due to the scale and positioning there would be no overshadowing or overbearing on the amenities of the occupiers of the adjoining property.

The two storey side extension would be located on the opposite side of the host property to the adjoining dwelling and as such would result in no overlooking, overshadowing or overbearing.

The two storey rear extension proposed with its protection of four metres along the shared boundary with the adjoining property would result in an overbearing and oppressive impact on the modest amenity space and rear windows of the adjoining property.

With regards to the impact on the adjoining 187 Headfield Road, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be unacceptable.

Impact on 197 Headfield Road

The proposed rear dormer extension would face onto the garden of the aforementioned property and as such could result in overlooking. However, it needs to be acknowledged that there is already a direct relationship as a result of the existing windows at first floor level and that the proposed rear dormer would be coming no closer to the shared boundary than existing. Furthermore, due to boundary treatment on site which includes tall bushes and hedges and the fact that approximately 9.00 metres will be retained between the proposed extension and the shared boundary, it is not deemed that the proposal will have a significantly detrimental impact on residential amenity. One of the windows in the extension will serve a bathroom and will therefore be obscurely glazed. This will further reduce the impact of overlooking.

The side and rear extension would however reduce the space and windows proposed in the rear elevation would overlook the amenity space of the neighbouring property to the rear.

With regards to the impact on the neighbouring 197 Headfield Road, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be unacceptable.

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, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Impact on highway safety:

The proposals will result in some intensification of the domestic use. However, there is ample space to the side for parking which is considered to represent a sufficient provision. Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

Other matters:

Biodiversity

After a visual assessment of the building by the officer, it appears that the building is in good order, well-sealed and unlikely to have any significant bat roost potential. Even so, a cautionary note should be added that if bats are found during the development, then work must cease immediately, and the advice of a licensed bat worker sought.

Carbon Budget

The proposal is a small scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

There are no other matters for consideration.

Representations:

None

Proposed conditions

None as the recommendation is for refusal.

Conclusion:

This application to erect a front and rear dormers with two storey extensions to the side and rear of 185 Headfield Road has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations SPD, the National Planning Policy Framework and other material considerations.

The proposed rear extension, by reason of the design and scale in particular the four metre projection with the flat roof form would not represent good design and would form an incongruous feature relative to the host property. To permit the proposals would be country to Policy LP24, KDP1 & KDP2 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

The proposed rear extension, by reason of the projection and position along the shared boundary, would result in an overbearing and oppressive impact on the rear windows and amenity space of the adjoining 187 Headfield Road. To permit the proposals would be country to Policy LP24, KDP5 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

The proposed side & rear extension, by reason of the projection and position close to the boundary with the neighbouring property to the rear, would result in overlooking of the amenity space of the neighbouring 197 Headfield Road. To permit the proposals would be country to Policy LP24, KDP3 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

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. For the reasons set out above it is considered that the development would not constitute sustainable development and is therefore recommended for refusal.

Recommendation

Refuse

Decision Authorisation - Delegated Powers

Application Number: 2025/90288

Officer Recommendation: Refuse

Reasons for refusal

1. The proposed rear extension, by reason of the design and scale in particular the four metre projection with the flat roof form would not represent good design and would form an incongruous feature relative to the host property. To permit the proposals would be country to Policy LP24, KDP1 & KDP2 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.
2. The proposed rear extension, by reason of the projection and position along the shared boundary, would result in an overbearing and oppressive impact on the rear windows and amenity space of the adjoining 187 Headfield Road. To permit the proposals would be country to Policy LP24, KDP5 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.
3. The proposed side & rear extension, by reason of the projection and position close to the boundary with the neighbouring property to the rear, would result in overlooking of the amenity space of the neighbouring 197 Headfield Road. To permit the proposals would be country to Policy LP24, KDP3 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location plan	-	1075945	07/02/2025
Block plans	25/14	1075943	07/02/2025
Existing plans	25/14/A	1075942	07/02/2025
Proposed plans	25/14/B	1075941	07/02/2025
Climate change statement	-	1075952	07/02/2025

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 Planning 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.

The proposals raise concerns in terms of the design, with the scale of rear extension and the flat roof form proposed. Furthermore, the rear extension would result in an overbearing and oppressive impact on the amenities of the adjoining dwelling and loss of privacy for the amenity space of the neighbouring 197 Headfield Road. Amended plans have not been sought.

Report Dated

02/04/2025