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:	**2025/62/90539/E**
Site Address:	111, Church Lane, Gomersal, Cleckheaton, BD19 4QN
Description:	Erection of single storey extension and dormer extension to form first floor accommodation
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 11-Jun-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90539
Location	111 Church Lane Gomersal, Cleckheaton, BD19 4QN
Proposal	Erection of single storey extensions and dormer extension to form first floor accommodation
Publicity end date	30th May 2025
Number of representations received	None
Kirklees Local Plan Allocation/Designation	LB Airport Consult - Area 1, DEVELOPMENT_HIGH_RISK_AREA
Extension to Time (EoT)	**Yes Date: 11/06/2025**
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 sought to match the new construction along the rear elevation.
Parish/Town Council comments sought	No	N/A

Planning History	No	N/A
Consultations required	No	N/A

Assessment

Gable Enlargement

The submitted plans confirm that roof alterations would be undertaken to provide two additional bedrooms, with en-suites, within the loft. It is noted that the overall height of the property would slightly increase by approximately 1.4m

Given that the street scene is made up of properties of differing roof heights, characters and style within the street scene of Church Lane, the increased gable height would not represent an unsympathetic addition appearing incongruous and out of character with the host and within the street scene.

Garage

The application proposes the removal of the existing garage and rebuilding it 2.5m east of where it currently stands. It is considered that since the relocation of the garage does not project beyond the original front building line, the garage would be acceptable.

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:

Single storey front extensions should:	**Yes - COMPLY**	**No - JUSTIFY**
The house is set well back from the pavement or is well screened; and	Yes – the house is well setback from the pavement. It benefits from a 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 pitched roof, in-keeping with the host property.	
The materials and design match the existing		The application proposes a render finish to the

features of the original house; and		dwelling. Although the site and adjacent properties are predominantly brick built. The render finish is considered appropriate given the presence of other rendered properties in the area, ensuring the extension harmonises with the existing streetscape.
The extension would not unreasonably affect the neighbouring properties.	Yes – the modest scale would result in minimal impact on neighbouring property.	

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:	**Yes - COMPLY**	**No - JUSTIFY**
not extend more than two thirds of the width of the original house;	Yes – the proposed extension projects out by 3.5m	
not exceed a height of 4 metres; and	Yes – extension has a flat roof and an overall height of 2.7m.	
be set back at least 500mm from the original building line to allow for a visual break		N/A – the proposed extension sits behind the relocated garage and given that the garage is a principal element along the front elevation, it is considered that the need for visual break is

		not necessary in this case.

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:	**Yes - COMPLY**	**No - JUSTIFY**
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. The extension proposes a render finish (similar to other dwellings along the street scene) 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 and projects out by 3.5m and spans a width of 7.9m.	
not exceed 4 metres in height;	Yes – The extension does not exceed 4m in height. The extension is flat roofed and has an overall height of 2.8m which is within the permissible limit, ensuring the structure remains unobtrusive.	
not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;	Yes – the extension has a maximum projection of 3.5m.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	Extension does not exceed these limits.	
retain a gap of at least 1 metre from a property	Yes – the dwelling is detached and away from shared boundaries.	

boundary, such as a wall, fence or hedge.		

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 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 dormer does 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	Yes – dormer is set below the ridge and within the roof plane.	
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.

External Fenestration Alterations

Front Elevation:

- Replacement of the existing window and door with two new windows along the gable front.
- Addition of a smaller window at first-floor level on the gable front.
- Removal of the existing small bathroom window.
- Installation of a slightly larger obscurely glazed window for the W/C.
- Addition of a window to provide light for the proposed bedroom 2/study.

- Installation of a roof light.
- Shifting the door to the centreline of the building.
- Addition of sidelights on either side of the door.
- Removal of the chimney.

Side Elevation (West):

- Replacement of the larger kitchen window with a smaller bathroom window.
- Addition of a window at first-floor level for the bathroom.

Rear Elevation:

- Removal of the external door, to be bricked up and replaced with a small hallway window.
- Replacement of the large lounge window with a smaller window.

Side Elevation (East):

- Addition of a new small window for the en-suite at first-floor level.

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

Summary of local street scene/character:

The application relates to 111, Church Lane, Gomersal, Cleckheaton, BD19 4QN, a detached bungalow situated in Cleckheaton. The dwelling is faced in brick, and roof finished in concrete tiles. The property benefits from off-road parking to the front and a sufficiently sized garden to the front and rear, including a driveway. The neighbouring properties are of residential use and comprise of bungalows to the west and two storey properties of similar materials and architectural styles to the east.

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	Modest single storey side and rear extensions designed to be in keeping with the character of the site.	

	• Chapter 12 NPPF	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	Would appear subservient by virtue of its width to the original building and is replacing/relocating the garage. The row of properties do not follow a linear pattern and the addition of the side and rear extensions and dormers 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 • Chapter 12 of the NPPF	The extension would project across the front, side and rear of the property. .	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The application proposes a render finish to the dwelling. Although the site and adjacent properties are predominantly brick built. The render finish is considered appropriate given the presence of other rendered properties	

		in the area, ensuring the extension harmonises with the existing streetscape. The dormer walls are to be finished in dark gey UPVC cladding to blend in with the roof finish.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Flat roof style which matches the existing. Pitched roofed garage – 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	Proportions, including roof lights, match the existing property.	
Accessibility for all users	• KDP 17of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension which would not change the existing access into / around the property	

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:

- 109 Church Lane – Located to the west of the site. Number 109 shall see the raising the height of the roof of the dwelling, including the gable front, erection of a single storey rear extension and erection of a dormer. Given that the application site is detached, and the works are located away from the shared boundary, there are no concerns in terms of an overbearing/overshadowing impact. The application proposes three new fenestration that face this property; the closest fenestrations are two small non-habitable windows and a glazed sliding door. The openings are considered acceptable considering that the

proposal replaces a large existing window. In terms of privacy and outlook, there is no significant difference between what already exists.

- 110 Church Lane – Located opposite the application site. Number 110 shall see the proposed changes across the front elevation, however, given that the application site is well screened, set back from the road and there is significant distance between this property and the application site, there will be no impact on this property.

- 113 Church Lane – Located to the east of the site. The proposed side extension and garage will be located 600mm away from the shared boundary. Considering the side extension is single storey and the side elevation in 113 hosts non habitable fenestrations, the extensions and external alterations will not negatively impact this dwelling in terms of overbearing/overshadowing, privacy and outlook.
- There are no properties located to the 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	Rear garden would be unaffected by the proposed side extension. Due to the modest size of the extension, there will be no impact on the garden space to the front of the house. As the extension replaces the existing single storey section, the garden space to the rear and side will have little impact. Ample garden	✓

		space will remain to the front and rear.	

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, 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	As above.	✓
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	**Further comments**	**✓ / X / N/A**

	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	✓
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:

None 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: 2025/90360
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 of the dwelling and extensions hereby approved shall be finished in render, as indicated on plan ref 25/12B Rev A. This render finish shall harmonise with the render used on other properties within the streetscene.
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
Proposed Floor Plans	Amended Plans		10-Jun-2025

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	Amended Plans and Elevations		10-Jun-2025
Proposed Site / Block Layout	-		27-Feb-2025
Location Plan	-		27-Feb-2025
Grouped Plans and Elevations	25/12/a - existing		
General	CCS		27-Feb-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 2024 and otherwise actively engaged with the applicant in dealing with the application. Through the course of the application, amended plans were requested and received to reflect the development that was under construction on site.

Report Dated: 10/06/2025