

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:	2025/62/90586/E
Site Address:	21, Wakefield Crescent, Earlsheaton, Dewsbury, WF12 8AL
Description:	Erection of single storey rear extension and rear dormer and associated alterations
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.

Danielle Cooper

AUTHORISED OFFICER

Date: 07-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90586
Location	21, Wakefield Crescent, Earlsheaton, Dewsbury, WF12 8AL
Proposal	Erection of single storey rear extension and rear dormer and associated alterations
Publicity end date	30 th April 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	UNALLOCATED, LB Airport Consult - Area 1, DEVELOPMENT LOW RISK AREA
Extension to Time (EoT)	Yes – 7th May 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) July 2021
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	No	N/A

Parish/Town Council comments sought (Kirkburton)	No	N/A
Planning History	Yes	<u>Planning Ref: 2008/90919</u> Location: 21,WAKEFIELD CRESCENT,EARLSHEATON,DEWSBURY, WF12 8AL Proposal: ERECTION OF TWO STOREY EXTENSION Decision code: FC Decision: FC - CONDITIONAL FULL PERMISSION Decision Date: 2008-04-30
Consultations required	No	N/A

Assessment

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 – materials to match	
not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.		The proposal is single storey in nature and might have some impact in terms of overshadowing, however, the proposal falls within the parameters of PD and is considered acceptable.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out in 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 matching 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 extension has a lean-to roof and has an eaves height of 2.4m which is within the permissible limit.	
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;	Yes – Extension projects out by 3m	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	Yes – eaves height does not exceed 2.5m	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.		No, however the proposal falls within the parameters of permitted development which allows developments to be constructed along the shared boundary of this size and scale.

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 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	The 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.		No other dormers in the area so it is considered that in this instance it is not relevant.

Proposed roof lights

The application proposes the installation of roof lights within the original and existing two-storey side extension roof plane along the front elevation of the dwelling, as well as a roof light within the rear elevation of the existing two-storey side extension. This proposal is considered acceptable as it enhances natural light within the property, improving the overall living conditions without compromising the architectural integrity or aesthetic appeal of the dwelling. Additionally, the proposed roof lights are designed to be in keeping with the existing structure, ensuring a seamless integration that respects the character of the building and the surrounding area.

Hip to gable extensions

Part of the proposal is to gable the roofs of the main property and the existing side extension's roof. As the hip to gable extension to the main property can be done under permitted development, there are no visual concerns. The proposed gable roof of the existing side extension will ensure that the roof form mirrors that of on the main building and is therefore considered to be visually acceptable in this instance, ensuring the front elevation retains a coherent appearance.

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

Summary of local street scene/character:

The site to which this application relates 21, Wakefield Crescent, Earlsheaton, Dewsbury, WF12 8AL. It consists of a two-storey semi-detached property. the dwelling is finished with red brick and k-render and roofed with concrete tiles. The property benefits from driveway and front and rear amenity area. The site is situated within a residential area and the rear is enclosed by close board fencin. The site and its surrounding area are wholly residential characterised by dwellings of the same characteristics.

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 rear extensions are generally modest in scale and the proposed development would not appear overly prominent. In regard to the hip to gable extensions, as the hip to gable extension to the main property can be done under permitted development, there are no visual concerns. The proposed gable roof of the existing side extension will ensure that the roof form mirrors that of on the main building and is therefore	✓

		considered to be visually acceptable and will not cause any detriment to the character of 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 property would remain the dominant feature. The associated alterations within the roof's would remain subservient to the host property and would ensure the character and appearance of the host property is protected.	✓
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 rear extensions would project across the rear of the property and is single storey, including rear facing dormer. The roof extensions are considered subservient.	✓
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.	✓
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 – acceptable as it is in-keeping with the original roof style of the host property. Dormer – flat roof style considered acceptable. As above, the gabled roof forms are considered acceptable and will ensure a coherent appearance to the main dwelling.	✓

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 rear extension, including roof lights, 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:

- 19 Wakefield Crescent – the single storey rear extension is set in approx. 600mm from the shared side boundary and given its modest projection, will not result in any detriment in regard to overshadowing or overbearing impact with this property or its garden space. Due to the height/scale, there will be no impact on the first floor. The rear dormer faces the rear amenity area of the application site. No/limited impact to number 19, extension is designed to ensure privacy to neighbours and will not produce conflict relating to light and outlook. The proposed hip to gable extension of the existing side extension is not considered to raise any overshadowing concern given the sufficient separation distance between both properties.
- 23 Wakefield Crescent – the proposed rear extension is located along the shared boundary with this property. Whilst there may be some overshadowing impact on No. 23, this part of the proposal would fall within the parameters of permitted development and as such it is therefore considered to have an acceptable impact on balance. The extension is single storey and will not affect the first floor. The rear dormer faces the rear amenity area of the application site and therefore there are no concerns regarding overlooking.
- 25 Wakefield Crescent – this property shares its side boundary with the application site's rear boundary line. The proposal would be located 5m away from the shared boundary and will not create any concerns regarding overshadowing. Although the proposed dormer faces the rear amenity of this property, there are no habitable windows facing the

application site, which mitigates concerns for privacy. It is also noted that the hosts property existing rear first floor windows face onto No. 25's rear garden space and as such the proposed dormer windows are not considered to result in a significantly greater material impact in regard to overlooking than the existing situation and is therefore acceptable.

- 32 and 34 Wakefield Crescent – The proposed works are located to the rear of the application site and will not impact these properties. However, these properties shall see the addition of roof lights along the front elevation. It is concluded that there is little to no impact on these properties.
- 50 Station Road – the single storey rear extension is situated away from the shared boundary and will not overshadow this property or its garden space. Due to the height/scale, there will be no impact on the first floor. No/limited impact to number 50, extension is designed to ensure privacy to neighbours and will not produce conflict relating to light and outlook.

	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, which remains acceptable due to the location of this property and the neighbouring houses – off the main through-fare.	✓
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 by site notice which expired on the 17th of April 2025.

As a result of the above publicity, two representations were received from the same dwelling.

1. Concerns with rear extension blocking out natural light as it is too close to the kitchen window.

Officer's response – Although there are some concerns regarding overshadowing, the proposal falls within the parameters of permitted development.

The primary issues raised pertain to the size of the proposed rear extension and its proximity to their property. The extension, being only three feet away, is expected to block some natural light from the sole kitchen window. This is particularly problematic given the resident's medical conditions, which limit their ability to leave the house. They spend a significant amount of time in the kitchen and back garden, and the extension would create a claustrophobic environment by enclosing the kitchen window with brick walls on either side, resulting in a darker, more confined space.

Officer's response - We understand your concerns about the potential impact on natural light to your kitchen window. However, the extension has been designed to minimise any adverse effects on neighbouring properties due to its projection of 3m and overall height that does not exceed 4m. The proposed single-storey rear extension falls within the parameters of permitted development, as outlined by the local planning authority. This means that the extension adheres to the established guidelines and regulations of the General Permitted Development Order and as such an extension with a projection of 3m can be built along the shared side boundary without the need to gain planning permission.

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: 2025/90586

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations.	25-017 21		04-Mar-2025
Location Plan	-		04-Mar-2025
General	CCS		04-Mar-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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated:

01/05/2025