

**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:	2025/62/90711/E
Site Address:	Babes In The Wood, 1039, Leeds Road, Woodkirk, WF12 7HY
Description:	Erection of two storey extension to front and associated alterations
Recommending Officer:	Elenya Jackson

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: 16 May 2025

Officer Report.

Reference: 2025/90711

Location: Babes In The Wood, 1039, Leeds Road, Woodkirk, WF12 7HY

Proposal: Erection of two storey extension to front and associated alterations

Site Description.

Babes In The Wood, 1039, Leeds Road, Woodkirk, Dewsbury, WF12 7HY is a stone built detached building which was formerly used as a public house and has recently received permission to change to a community facility. The building is surrounded by hard standing with parking provision to the rear of the property.

The site is situated on the junction of Leeds Road and Soothill Lane and is predominantly bordered by residential properties which is reflective of the wider character of the area, however there is an area of undeveloped land to the north-east of the site.

The site is situated north-east of Dewsbury Town Centre, with the train station being located 2.7m from the application site.

The character of the area is not uniform in appearance with dwellings of varying scale, design and age bordering the site; however, the majority of properties are semi-detached and follow a set building line. The material palette of the area is stone and red brick.

A fence has been erected around the site without planning permission; however, the regularisation of this has not been applied for as part of this application.

Description of Proposal.

Planning permission is sought for the erection of a two storey extension to the principal elevation of the property.

The proposed extension would have the following dimensions:

- Width – 4 metres
- Depth – 1.5 metres
- Height – 7.5 metres

The walls would be stone with a largely glazed front elevation.

The additional alterations include the addition of extra windows into the southern elevation and alterations to the windows in the existing front elevation.

It is noted that a boundary treatment has been erected around the site without the benefit of planning permission. The description of development does not include this boundary treatment and no assessment has been undertaken in relation to this element.

History of Negotiations.

No amendments were sought or provided.

Relevant Planning History.

2025/90584: Discharge of details reserved by conditions 4 (Noise Management Plan) and 5 (sound attenuation scheme) of previous permission 2023/90434 for change of use of ground floor of vacant public house (Sui Generis- drinking establishment) to community centre with a small prayer room (Class F1). Discharge of conditions approved.

2023/62/90434/E: Change of use of ground floor of vacant public house (Sui Generis- drinking establishment) to community centre with a small prayer room (Class F1). Conditional full permission.

88/01630: Change of use of part of dwelling extension to public house - Granted Conditionally

88/03665: Erection of illuminated signs - Granted conditionally.

Representations.

The application was publicised via site notice which expired 19th April.

Two comments have been received. One in support of the application and one as an objection.

The objection raises the following concerns:

- Increased Traffic

Consultation Responses.

KC Highways Development Management – No objection

Policy/Legislation.

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 located within the Green Belt.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP53 – Contaminated and Unstable Land
- LP57- The extension alteration or replacement of existing buildings

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, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt Land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment.

1) Principle of Development

Sustainable Development:

The application site is located on land allocated as Green Belt on the Kirklees Local Plan. The proposal is for alterations to an existing building.

Chapter 13 of the NPPF requires Local Planning Authorities to regard the construction of new buildings in the Green Belt as inappropriate development.

Exceptions to this include the extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building.

Policy LP57 of the Kirklees Local Plan states that extensions will normally be acceptable provided that the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and other associated buildings will be considered. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building.

Furthermore, the proposal should not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and the design and materials used should be sensitive to the character of the Green Belt setting.

Chapter 2 of the NPPF states that: *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes on to further state that objectives should: *“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy LP1 goes further and states: *“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that *“good design should be at the core of all proposals in the district”*.

Chapter 6 of the NPPF relates to ‘Building a strong, competitive economy’. Paragraph 85 sets out the following:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

The plans outline that the proposal would retain the recently approved use of the site and represent a marginal increase in footprint and therefore would not conflict with the existing use of the site.

A more detailed assessment of the proposal's design and its impact on the surrounding environment, assessed against Policy LP24 of the Kirklees Local Plan amongst other Policies, is undertaken below.

1) Impact on Visual Amenity and Green Belt

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 131 provides a principal consideration concerning design which states: *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Paragraph 135 of the NPPF is of relevance, in particular the following parts:-
‘b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’
‘c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change’

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:
‘a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...’
‘c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...’

A previously highlighted, Policy LP57 of the Kirklees Local Plan refers to extensions and alterations to a building within the Green Belt and states that the existing building should remain the dominant element and the proposal should not result in a greater impact on openness.

The site is located within a reasonably built up street scene; the immediate vicinity of the site is not uniform in appearance in terms of scale, architectural details or use of the site.

From reviewing historic maps of the site, it can be seen that in 1922 the property benefited from a projection to the rear which is consistent with the

location of the existing projection. Officers have been unable to locate any additional planning history relating to extensions of the building.

The scale and location of the proposal would result in it being relatively prominent from the public realm and whilst contemporary in appearance, the proposed built form would not be considered out of keeping with the wider site. It is also noted that the proposed extension would still be set down from the ridgeline of the host property and therefore would not add an overt vertical emphasis to the proposal.

The materials proposed for the extension are designed to harmonise with the historic building materials. It is recommended that the finishes of both the host building and the extension match, which can be ensured through appropriate conditions.

It is considered that the proposed extension would represent a marginal increase to the footprint of the dwelling, but it would not result in disproportionate additions over and above the size of the original building and would not significantly impact the openness of the Green Belt.

Therefore, it is concluded that the proposed development would not appear out of place within the established built environment, in accordance with Policy LP24 and LP57 of the Kirklees Local Plan.

As such, the impact of the proposal and the wider area is considered acceptable from a visual amenity perspective in this case, complying with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF.

2) Impact on Residential Amenity

Section B and C of LP24 states that alterations to existing buildings should: “...*maintain appropriate distances between buildings*” and “...*minimise impact on residential amenity of future and neighbouring occupiers.*”

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Officers consider that the proposed extension would be located on the front of the host building and would not result in any significant overshadowing/loss of light or overbearing to the residential amenity of neighbouring residents.

There are alterations to the existing windows on site proposed as part of the application; however, these windows continue existing relationships and no concerns would be raised regarding overlooking.

Therefore, it is considered that the proposal would have no detrimental impact with regard to residential amenity, comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF.

3) Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide also seeks to ensure acceptable levels of off-street parking are retained is also considered to be of relevance.

KC Highways Development Management (HDM) have been informally consulted on the proposal as parking and highways concerns have previously been contentious at the site.

It is considered that the proposal would not disrupt parking arrangements at the site or displace vehicles onto the highway. There are conditions attached to the use of the site as a community facility which are related to highways safety. On balance, therefore, there are no objections to this proposal.

It is considered that the proposal would not cause harm to the safety or efficiency of the highway and would accord with Policies LP21 and LP22 of the Kirklees Local Plan.

4) Other Matters

Climate Change:

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.

Given the nature and scale of development, it is not considered that any specific measures are required in terms of the planning application, with regards to carbon emissions.

5) Representations

One objection was received which raised the following concerns:

- Concerns regarding traffic.

Officer response: The proposal would be located to the front of the application site which is not allocated for parking. There existing conditions associated with the current use of the site relating to highway safety and it is considered that the proposal would not interfere with these conditions being satisfied. KC

Highways have been consulted on the application and have not raised any concerns.

6) 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 comply with the relevant material planning considerations and is therefore recommended for approval.

Recommendation: Approve

Decision Authorisation - Delegated Powers

Application Number: 2025/90711

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP8, LP21, LP22, LP24, LP30, LP31 and LP53 of the Kirklees Local Plan and the aims 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, 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
Grouped Plans and Elevations	Location and site plan	DO1-REV:A	14-Feb-2025
Grouped Plans and Elevations	Floor plans and elevations	D02- REV:A	9-May-2025
General	CCS		14-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 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. No amendments were considered necessary in this instance.

