

**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:	2025/62/90723/E
Site Address:	25, Bronte Close, Dewsbury, WF13 4SA
Description:	Erection of dormer windows to front and rear to create rooms in roofspace
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: 14-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90723
Location	25, Bronte Close, Dewsbury, WF13 4SA
Proposal	Erection of dormer windows to front and rear to create rooms in roof space
Publicity end date	30 th April 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	LP Environmental Designations - Built Up Area, LB Airport Consult - AREA 1, DEVELOPMENT_LOW_RISK_AREA
Extension to Time (EoT)	Yes Date: 16th 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	No	N/A

Consultations required	No	N/A

Assessment

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 dormers 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 – the dormers are designed with a (front) and flat (rear) roof and would appear similar in terms of construction materials, design and size.	
not dominate the roof or project above the ridge of the house;	Yes – Proposed dormers 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 – set below the ridgeline.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.		No other dormers across the street scene.

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 is number 25, Bronte Close, Dewsbury, WF13 4SA. It consists of a two-storey detached property. The property benefits from an open driveway to the front. The site and its surrounding area are wholly residential characterised by two storey brick built detached properties.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	The proposed front dormer would be small in scale and designed to keep in character with the appearance of the host property. Given its modest scale and sympathetic design, despite there not being any other front dormers within the street scene, the proposed front dormer is considered visually acceptable. The proposed rear dormer will not be visible from the street scene but is considered visually acceptable.	✓
Impact on original house	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP 	As above. The extension would project across the front and rear of the property.	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
Facing materials and detailing	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> KDP 1 and 2 of the SPD Policy LP24 Design (a), (c) and (d) of the KLP Chapter 12 of the NPPF 	pitched roof style – acceptable as it is in-keeping with the original roof style of the host property.	✓
Window proportions	<ul style="list-style-type: none"> KDP 1 and 2 of the SPD Policy LP24 Design (a), (c) and (d) of the KLP Chapter 12 of the NPPF 	Modest size dormer windows which would be in-keeping with existing building.	✓
Accessibility for all users	<ul style="list-style-type: none"> 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:

- 23 Bronte Close – located to the south of the site. This property shall see the erection of dormers and give that the dormers face east and west, there will not be any impact on this property. A proposed side window is proposed which will look onto the blank side elevation of No. 23 and as such raises no concern to the loss of privacy.
- 26 Bronte Close – located to the east of the site. This property shall see the erection of a dormer across the front elevation. There is over 21m between the front elevation of this property and the application site and given that the dormer window is host to a non-habitable room,

it is considered that there will be no concerns regarding privacy and outlook.

- 27 Bronte Close – located to the north of the site. This property shall see the erection of dormers and give that the dormers face east and west, there will not be any impact on this property.
- 228 Staincliffe Road – located to the rear of the application site. Shall see the erection of the rear dormer. There is 25m between the rear elevations of this property and the application site. It is noted that the rear dormer will look onto No. 228’s rear garden area, however as there are already first floor windows to the rear elevation, the proposed material impact from overlooking is considered to be similar and therefore there will be little impact on privacy and outlook. It is also noted that the rear dormer fits within the parameters of permitted development. The proposal is therefore 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 privacy of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As above.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	The application proposes an additional bedroom and parking is predominantly provided on-street, which remains acceptable due to the location of this property and the neighbouring houses – off the main through-fare.	✓
Parking provision	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees 	N/A	✓

	<ul style="list-style-type: none"> • Chapter 12 of the NPPF 		
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	N/A	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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:

No representations 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: 2025/90723

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
Proposed Elevations	DI-DR-P76-02 PROPOSED PLANS AND ELEVATIONS		14-May-2025
Grouped Plans and Elevations	DI-DR-P76-03 EXISTING AND PROPOSED SITE PLANS		17-Mar-2025
Existing Elevations	DI-DR-P76-01 EXISTING PLANS AND ELEVATIONS		17-Mar-2025
Location Plan	Location Plan		17-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:

14/05/2025