

**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:	2025/62/90761/E
Site Address:	15A, Miller Hill, Denby Dale, Huddersfield, HD8 8RG
Description:	Extend existing front and rear dormers, alterations to front elevation, part render to front, side and rear
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.

John Holmes

AUTHORISED OFFICER

Date: 22-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90761
Location	15A, Miller Hill, Denby Dale, Huddersfield, HD8 8RG
Proposal	Extend existing front and rear dormers, alterations to front elevation, part render to front, side and rear
Publicity end date	30 th April 2025
Number of representations received	One.
Kirklees Local Plan Allocation/Designation	LP Green Space -Strategic Green Infrastructure
Extension to Time (EoT)	No
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 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	No	An updated proposed plan (1RevA) was submitted which was provided in response to a request for the proposed ground floor plan to be provided. Given the plans as publicised it was not considered further advertisement of the

		amended plan was necessary and the scheme as advertised adequately alerted the public to the nature of the proposed development.
Parish/Town Council comments sought (Kirkburton)	Yes	Confirms they have no objections
Planning History	No	N/A
Consultations required	No	N/A

Assessment

The application proposes to replace the garage door with a new door and window, to extend the hallway. The existing front door will be replaced with a large window.

The replacement door and window, currently occupied by the garage door and existing entry point, is considered to be visually acceptable on the basis the materials match the materials of the dwelling. The proposal would see the application of render to the front, rear and side elevations.

The proposal would see the existing dormer roof openings increased in size and tie into an existing dormer in the rear and an existing dormer / flat roof element of the host property to the front.

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 existing dormers. The front dormer is essentially an infill dormer and the rear dormer would be an	

	extension of the existing.	
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.	
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 – set below the ridgeline.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.	Yes – the dormers would be in line with the dormers along the adjoining property's roof plane.	

Design and Visual Amenity:

Summary of local street scene/character:

The site to which this application relates is number 15A, Miller Hill, Denby Dale, Huddersfield, HD8 8RG. It consists of a semi-detached bungalow constructed from red brick and white cladding. The property benefits from a driveway to the front. The site and its surrounding area are wholly residential characterised by dwellings of mixed character and styles.

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 	The development t would not appear overly prominent. Whilst it would see an increase in the size / scale of	✓

	<ul style="list-style-type: none"> Chapter 12 NPPF 	<p>existing dormer openings, it is considered this would not significantly impact the character or street scene taking account of the design and character of the existing dwelling to which the development relates. The development would be in keeping with the design of the existing dwelling and whilst it would see the application of render to the property, the existing property already accommodates an area to the front elevation which is cladding. On the basis the colour finish is in keeping with that of the host property it is considered the impact of the proposal would not be of such significance that refusal of permission could be substantiated by the LPA in this case.</p>	
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 	<p>The original property would remain the dominant feature.</p>	✓
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 Chapter 12 of the NPPF 	<p>As above. The development would be in keeping with the height, scale and massing of the host property.</p>	✓
Facing materials and detailing	<ul style="list-style-type: none"> KDP 9 of the SPD Policy LP24 Design (d) (iii) of the KLP 	<p>Facing materials are indicated to match existing. Render proposed to the front, side and rear. Condition recommended to ensure</p>	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	the colour finish is in keeping with that of the existing colour finish of the host property.	
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 	Flat 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:

The main properties affected are:

- 15b Miller Hill – adjoining bungalow – the infill front dormer, extending the rear dormer and change to the front elevation will not significantly impact this property. The extension of dormers will have no overbearing/overbearing impact. Given that both properties already host dormer windows, the privacy and outlook will remain unchanged.
- 12 Miller Hill – located opposite the application site. The infill dormer to the front will extend the height of the bedroom and provide light to the hallway, which is considered non habitable. The additional window will not create concerns for privacy and outlook. The alterations to the front elevation will not significantly impact this property either, the alterations are non-habitable and will not negatively impact this property.

- 41 & 43 Cuckstool Road – the extension of the rear dormer will not impact the privacy of the amenity area of these properties. The additional window within the extended dormer will occupy a non-habitable room, mitigating concerns for privacy and outlook. The orientation of these dwellings in relation to one another is also considered to mitigate potential for overlooking.

	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:

	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 	Parking is provided in-curtilage for 2 spaces, which meets the standard for a 3 bed	✓

	<ul style="list-style-type: none"> • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	dwelling. Whilst the garage would be converted, it is considered it is of a size and scale of limited usability for vehicular parking and the impact of the conversion is not considered to be significant in this case.	
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 • Chapter 12 of the NPPF 	N/A	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 	N/A	✓

	<ul style="list-style-type: none"> • Chapter 15 of the NPPF 		
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:

The application was advertised by site notice which expired on the 30th April 2025. As such, one representation was received:

The concerns are as follows:

1. **Roof Design:** There is uncertainty about whether the dormer roofs will be flat or sloped. The current sloped membrane roof was installed to prevent water ingress, and any changes might affect the integrity of the roof.

Officer Response: The dormers are designed with flat roofs. Although they are termed "flat," these roofs will have a slight monopitch slope to ensure proper drainage and prevent water accumulation. Building regulations would be a requirement for the development and this matter would form part of any building regulations approval.

2. **Cladding:** The cladding on the dormers of both properties is constructed as a single unit. Replacing the cladding on 15A would necessitate replacing the cladding on 15B to maintain water integrity and aesthetic consistency.

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 development hereby approved shall be of a colour finish to match the walls of the existing building and dormers.

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	25-002-01RevA		21 st May 2025
Block Plan	-		26-Mar-2025
Location Plan	-		26-Mar-2025
General	CCS		26-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. An updated version of the submitted proposed plan was requested and provided to demonstrate the ground floor plan of the development as proposed.

Report Dated:

21/05/2025

