

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:	2025/62/90764/E
Site Address:	46, Stockhill Street, Dewsbury, WF13 2JD
Description:	Erection of single storey side extension and associated external alterations
Recommending Officer:	Joshua Merriman

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: 14-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90764
Location	46, Stockhill Street, Dewsbury, WF13 2JD
Proposal	Erection of single storey side extension and associated external alterations.
Publicity end date	24/04/2025
Number of representations received	None
Kirklees Local Plan Allocation/Designation	Unallocated in the KLP. The application site is located in a bat alert layer and area with presence of great crested newts.
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	✓	

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
- NPPF Chapter 15 – Conserving and enhancing the natural environment

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 30** – Biodiversity and Geodiversity
- **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 9: Construction materials

- Key design principle 12: Natural environment
- 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	
Parish/Town Council comments sought	No	
Planning History	Yes	2024/93257 – Demolition of existing garage and erection of single storey side extension with associated alterations – Conditional Full Permission. It is noted that the proposal is upon the same location as this extant permission and in the event of any approval and ‘either / or’ situation would arise which would allow for the undertaking of one of the developments only.
Consultations required	No	

Assessment

The application seeks permission for a single storey side extension with associated external alterations.

The proposed side extension will project 6.77m from the side elevation of the existing building, with a maximum height of 5.61m, eaves height of 3.63m, and a depth of 13.2m.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.15, 5.16 and 5.17 on page 28 (and listed below) and if they do not, they need to be justified. The property is also set within a corner plot and therefore paragraph 5.34 on page 30 is also of relevance:

Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	As there is no neighbouring property next to the proposed extension, it is considered that there will be reasonable levels of natural light ensured into the habitable rooms of all neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	As all neighbouring properties are an adequate distance from the application site, it is considered that there will not be significant overlooking caused into neighbouring gardens.	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The extension does not extend more than two thirds of the width of the original house.	
not exceed a height of 4 metres		The proposal has a maximum height of 5.61m, exceeding 4m, however, as the structure is not

		considered to have any significant impact on neighbouring dwellings, it can be considered acceptable in this case.
be set back at least 500mm from the original building line to allow for a visual break		The proposal would incorporate a gable feature forward of the existing dwelling, although this would not be forward of the frontmost part of the dwelling.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 46, Stockhill Street, Dewsbury, WF13 2JD, a detached bungalow faced in sneck and jump stone walling, with a concrete tiled, pitched, gable roof, and grey uPVC windows and doors. The application property is located in a varied street scene, being surrounded by single and two-storey properties of differing sizes, scales, characters, appearances, and ages. Furthermore, the application dwelling benefits from a hard-standing parking area and amenity space to the front, as well as garden space to the side and rear of the house.

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	Although the roof height and eaves of the extension would be higher than that of the original house, it is considered that the heavily varied street	✓

	Chapter 12 NPPF	scene leads to the conclusion that the impact of the proposal would not be of such significance, visually, that it could be concluded as being significantly out of character and unsympathetic to the local character and street scene. This, combined with the extension being constructed using materials to match the existing building, and the property being located at the end of a row of dwellings is considered to be such that there are individual site circumstances applicable in this case that it is considered refusal on visual grounds could not be substantiated.	
Impact on original house	- KDP2 of the SPD - Policy LP24 Design (c) and (d) of the KLP - Chapter 12 of the NPPF	It is considered that the scale of the extension is not unsympathetic to the original house, and the use of materials to match the existing building will cause no significant impact on the original 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	Although the extension is not subservient to the original building in height. Considering the height of the extension, as the application property is in a part of the street which is characterised by two-storey dwellings, and the neighbouring property to	✓

		the East has increased the eaves / ridge height of its roof, it is considered that the height of the extension can be acceptable in this case, given it is sited adjacent to a highway and forms the end of the row of dwellings and is sited within a varied street scene.	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The extension is to be faced in sneck and jump stone walling, with grey uPVC windows and doors, all of which match the existing building.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The roof is proposed to be concrete tiled to match that of the existing building.	✓
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	All windows proposed in the extension are proportionate to those in the existing building with regard to size and positioning.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f)	Private domestic extension – no alternate access arrangements required.	✓

	• Chapter 12 of the NPPF		
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It is considered that in this case the proposal, whilst higher in terms of eaves and ridge height, would have an appearance of being single storey with rooms in the roofspace, rather than as a two storey extension.

The site characteristics applicable to this proposal are considered to be such that refusal on grounds of the visual impact of the development could not be substantiated in this case. The proposal would not be subservient to the host property and would be forward of the front elevation in part.

However factors which weigh in favour of this proposal are considered to be present. The dwelling reads as being the end of a row of single storey dwellings, and the proposal would have a logical visual impact forming the end point of this row. In other circumstances a development of this style and design would have a greater impact than that of the proposal, due to the host properties siting within the street.

Furthermore, the proposal is not forward of the front most part of the dwelling and would utilise matching materials to visually integrate with the host property. Finally, the street scene within which it is sited is highly varied with individual house types and a mix of single and two storey developments. Taking all these factors together, in this case it is considered that there is sufficient justification to outweigh the fact the proposal does not meet the recommendations contained within the Council's adopted house Extensions and Alterations SPD.

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:

- 13, Stockhill Street, Dewsbury, WF13 2JD – Opposing neighbour.
- 14, Stockhill Street, Dewsbury, WF13 2JD – Neighbouring property to the West.
- 17, Stockhill Street, Dewsbury, WF13 2JD – Opposing neighbour.
- 2, Mitre Street, Dewsbury, WF13 2JD – Neighbouring property to the West.
- 4, Mitre Street, Dewsbury, WF13 2JD – Neighbouring property to the South West.

	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	As the extension is located to the East of the application property, and there is no direct neighbour to the East or rear of the property, all neighbouring houses are considered to be an adequate distance away for there to be no significant impact on the privacy of neighbours.	✓
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	Due to the extension being located an adequate distance away from neighbouring dwellings, it is considered that it is not close enough to have any significant impact on light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As aforementioned, the extension is not close enough to neighbouring properties to have a significant impact regarding overbearing or overshadowing.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c)	The application property will retain at least 50% of its current garden space, which is considered to be an acceptable amount.	✓

	Chapter 12 of the NPPF		
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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	- KDP 15 of the SPD - Policy LP22 Parking (f) of the KLP - Chapter 12 of the NPPF	The extension is set far enough back from the nearest highway to have no significant impact on highway safety.	✓
Parking provision	- KDP 15 of the SPD - Policy LP22 Parking (f) of the KLP - Chapter 12 of the NPPF	Although the number of bedrooms at the property will increase from three to five, it has been demonstrated in the submitted plans that the application site can provide at least three off-street parking spaces to meet parking provision requirements. The extant permission (listed in the planning history) demonstrates a similar parking arrangement which could be undertaken in any event. Both the proposal and the extant permission, whilst increasing the parking	✓

		frontage of the site, retain areas of soft landscape amenity space within the front and the proposal is therefore considered to be acceptable with regard to KDP 15 in this regard.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although nothing specific is detailed within the submitted plans, there is adequate space on site for waste storage.	✓

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:

	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) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	While the site is within a bat alert layer and an area with presence of great crested newts, the nature of the proposal is not considered to have	✓

		significant impacts to roosting/nesting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts the applicant of their private responsibilities if any signs of bats or great crested newts or potential to disturb those protected species are found.	
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:

Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	(EX)002revA	-	20/03/2025
Existing Plans and Elevations	(EX)001revA	-	20/03/2025
Proposed Plans and Elevations	(SK)004revC	-	20/03/2025
Application Forms	-	-	20/03/2025
Climate Change Statement	24_882 – Stockhill Street – Climate Change Statement – A	-	20/03/2025

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