

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:	2025/62/90818/E
Site Address:	Irish National Club, High Street, Westtown, Dewsbury, WF13 2QG
Description:	Erection of extension at basement level
Recommending Officer:	Jennifer Booth

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 15-Jul-2025

OFFICER REPORT

Site Description

The site the subject of this application houses the Irish National Club consisting of a flat roofed structure with a single storey appearance from Park Parade. A lower level however is visible from High Street. The building is large and has a parking area accessed from Park Parade.

The area surrounding the site is in the main residential.

Description of Proposal

The application is seeking planning permission for a basement extension.

The extension would project 4.6m from the front wall and would extend across the width of the building. The roof form would be flat.

The walls would be constructed using brick and render.

Relevant Planning History

None

Representations

The application was advertised by neighbour letters, which expired on 22/06/2024

As a result of the above publicity, no representations have been received.

Consultation Responses

None

Policy

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 UNALLOCATED on the Kirklees Local Plan Proposals Map

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.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** - Design
- **LP 30** – Biodiversity
- **LP 48** - Community facilities
- **LP 52** – Environmental quality

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, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

Principle of development:

The application site comprises unallocated land as defined within the Kirklees Local Plan. In the absence of a specific land use designation, proposals are considered on their individual merits, having regard to the presumption in favour of sustainable development set out in Chapter 2 of the National

Planning Policy Framework (NPPF). The proposed extension to an established social club represents development that seeks to support an existing community facility, aligning with the aims of Chapter 8 of the NPPF, which promotes the enhancement of social infrastructure and the creation of healthy, inclusive communities.

Chapter 1 of the NPPF further emphasises the Government's objective to support economic growth and productivity, which is of relevance given the proposal's potential to enhance the long-term viability of the club. Chapter 12 of the NPPF highlights the importance of achieving well-designed places, and the proposal will therefore be assessed in terms of design quality, character, and relationship with the surrounding context.

In local policy terms, the development is considered against Policy LP1 of the Kirklees Local Plan, which promotes sustainable development and sets out the overarching strategy for growth and community resilience. Policy LP24 requires that proposals achieve good design and contribute positively to local character, visual amenity, and place-making. Furthermore, Policy LP48 supports the provision and retention of community facilities, recognising their value in contributing to sustainable communities. The principle of development is therefore considered acceptable, subject to detailed consideration of the material planning issues set out in the following sections.

Community facility:

The proposed extension to the Dewsbury Irish National Club, a well-established and valued community facility, would enhance the existing provision through the addition of modern changing room facilities.

This modest yet functional improvement would support the ongoing operation of the Club as a social, recreational, and cultural hub for the local community. By improving the quality and range of facilities available, the proposal would help to sustain and broaden the Club's community offer, ensuring it remains fit for purpose and accessible to a wide range of users.

The scheme is therefore considered to accord with Policy LP48 of the Kirklees Local Plan, which supports the protection and enhancement of community facilities where they contribute to the wellbeing of local residents. Furthermore, the development aligns with the aims of Chapter 8 of the National Planning Policy Framework (NPPF), which promotes healthy, inclusive communities and encourages the delivery of social infrastructure that fosters participation, cohesion, and a strong sense of place. Accordingly, the proposal is supported in principle and represents a positive contribution to community infrastructure provision.

Impact on visual amenity:

The application relates to the Dewsbury Irish National Club, a well-established community facility occupying a prominent and elevated corner plot fronting directly onto High Road. The building is clearly visible from multiple public

vantage points due to its open frontage, raised position, and limited screening. It is a single-storey structure of mid-20th century institutional design, characterised by its flat roof, a combination of red/buff brickwork and painted render, and large horizontal window arrangements. The frontage is set behind a modest grassed area enclosed by metal railings, with the main entrance centrally located and visually prominent within the street scene.

The proposed single-storey side extension would be positioned on the building's principal High Road elevation, resulting in a visible addition to the public realm. However, the scale, form, and siting of the extension has been designed to remain subservient to the host structure. It would continue the horizontal emphasis of the building, and materials are proposed to match the existing external finishes, including render appropriate on the lower level of the building and fenestration detailing. This approach ensures visual integration with the existing architectural character and avoids any discordant contrast in appearance.

Although the extension will slightly increase the building's footprint and prominence from High Road, it is not considered to result in any significant undue harm to the visual amenity of the surrounding area. The building remains set back from the road with a landscaped buffer, and the proposal would not compromise existing openness or introduce visual clutter. As such, the development is considered to comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework, both of which seek to ensure high-quality design and positive contributions to local character.

Having taken the above into account, the proposals would not cause any significant harm to the visual amenity of either the Irish Club or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition which would be in keeping with the existing building and the aims of chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

The application site is located in a mixed-use area and benefits from a degree of separation from residential properties. There are no neighbouring dwellings within 30 metres of the proposed development, and as such, there are no concerns regarding overbearing impact, loss of light, or overlooking with respect to private residential amenity. The proposal is therefore not anticipated to give rise to any material harm to the living conditions of nearby occupiers.

It is noted that a day nursery is located on the opposite side of High Road. However, given the nature of the proposed single-storey side extension—associated with an established social club—the development is unlikely to result in any additional impacts in terms of noise, disturbance, or visual intrusion beyond the existing established use. Furthermore, the extension is

modest in scale and does not introduce any significant intensification of activity on the site.

Overall, the proposal is considered to preserve an acceptable standard of amenity for all surrounding uses and is compliant with Policy LP24(b) of the Kirklees Local Plan and paragraph 135(f) of the National Planning Policy Framework, which seek to ensure that development does not result in unacceptable adverse impacts on the amenity of existing or future occupiers.

Impact on highway safety:

The proposed development includes an extension to provide additional changing room facilities, which would result in a modest intensification of use. However, this intensification is considered to be limited in scale and would not significantly materially alter the existing pattern of vehicular movements or traffic generation associated with the site. The existing parking provision to the north side of the building remains unaffected by the proposed extension and is deemed sufficient to accommodate the anticipated level of demand arising from the development. As such, the proposal is not considered to give rise to any adverse impacts on highway safety or efficiency. The scheme is therefore considered to comply with Policies LP21 and LP22 of the Kirklees Local Plan, which seek to ensure that developments are accessible, appropriately serviced, and do not prejudice the safe and efficient operation of the highway network.

Other matters:

Biodiversity

The development is for a single storey extension to the building. Whilst the property is sited in area, which is known to include bat habitats, in this instance, as the works proposed are single storey and include no work to the main roof, then it is considered unlikely to have an impact on the bat population.

Carbon Budget

The proposal is a small scale development to an existing building. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

There are no other matters for consideration.

Representations:

None

Negotiations:

None

Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials to ensure that the extensions harmonise with the host building as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a single storey extension at the Dewsbury Irish National Club has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposals are considered to be acceptable.

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.

As set out above, 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

Approve

Decision Authorisation - Delegated Powers

Application Number: 2025/90818

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 Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. The external walls of the extension hereby approved shall in all respects match those used in the construction of the existing building with the use of off white render.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the aims of chapter 12 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

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	Web ID	Date Received
Location Plan	-	1083305	19/05/2025
Block Plan	-	1083307	19/05/2025
Existing Plans	25/29/A	1083304	19/05/2025
Proposed Plans	25/29/B rev a	1083312	19/05/2025
Coal Mining Risk Assessment	-	1088723	19/05/2025
Climate Change Statement	-	1085980	19/05/2025

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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated 10/07/2025

