

**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:	2025/62/90893/E
Site Address:	7, Frank Lane, Thornhill, Dewsbury, WF12 0JS
Description:	Erection of single storey front extension, two storey side extension, part single storey/part two storey rear extension with associated external alterations.
Recommending Officer:	Nicole Helliwell

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: 07-Jul-2025

Officer Report

Reference No. 2025/62/90893/E

Site Address: 7, Frank Lane, Thornhill, Dewsbury, WF12 0JS

Proposal: Erection of single storey front extension, two storey side extension, part single storey/part two storey rear extension with associated external alterations.

Site Description

The application relates to 7 Frank Lane, a two-storey semi-detached property situated in Thornhill, Dewsbury. The dwelling is constructed in red brick and incorporates a hipped roof finished in tiles. The surrounding dwellings are highly varied in age, size, style, and materials. The site is not within a conservation area, nor are there any Public Rights of Way (PROW) within close proximity to the site.

Description of Proposal

The proposal is for the erection of a single storey front extension, two storey side extension, part single storey/part two storey rear extension with associated external alterations. The details of the proposal have been summarised below:

- Single storey front extension (projection approx. 2.2m, maximum height approx. 3.1m and eaves height approx. 3.1m)
- Two storey side extension (projection approx. 4.05m, maximum height approx. 8.36m and eaves height approx. 6m)
- Single storey rear extension (projection approx. 6m, maximum height approx. 3.25m and eaves height approx. 3.25m)
- Two storey rear extension (projection approx. 3m, maximum height approx. 8.2m and eaves height approx. 6m)
- Alterations to existing fenestration within the northern and southern elevations of the dwelling
- Installation of roof lights within the north and south facing roof planes

History of negotiations / amendments received

No amendments were sought or received during the course of the application.

Relevant Planning History

- **2024/91644:** Erection of single storey front extension, part single storey rear extension and two storey side and rear extensions with associated alterations. [Planning application details | Kirklees Council](#) – Conditional Full Permission

- **2020/92866:** Prior notification for single storey rear extension. [Planning application details | Kirklees Council](#) – Details Approved

Representations

The application was publicised by site notice, which expired on 8th May 2025. As a result of the above publicity, one representation has been received. The comments made have been summarised below:

- No supporting planning information has been submitted to assess how the proposed extensions would meet Local Plan Policy and the Council's residential Extensions SPD.
- The 2025 application goes even further and seeks to create in addition a storage room / area and office (the size of a double bedroom) a shower room, a double bedroom and a large dressing room. If the office, storage room and dressing area, were in fact used as bedrooms there would be 7/8 bedrooms 3 bathrooms and a downstairs WC.
- Further it seeks to extend the single storey ground floor extension over and above that allowed in 2024 and proposes substantial alterations to the roof line on both the Western and Southern elevations.
- The pitch of the proposed roof on the southern elevation is much steeper and is altogether a much larger roof.
- It is worthy of mention that the applicants did previously agree to reduce the size of the proposed 2024 single storey extension from that originally envisaged but have now returned to the original. This is apparent from the 3 windows on the southern side of the western elevation, in contrast to 2 windows, in the 2024 permission.
- It is apparent when viewing the proposed roof on the western elevation that is much higher than the 2024 roof. The height of the 2024 roof taken from ground floor to the ridge of the gable on the scale plan is 22mm. The height of the proposed roof is 27mm.
- It must be remembered that this is currently a modest 3-bedroomed semi of circa 1145 sq. ft and is on a plot suitable for such a property. It is not a detached property that can be altered without impact on adjoining neighbours.
- There are no measurements on the plans seeking permission, so it is difficult to scale off, but my guesstimate is that the proposed property would be circa 3500 sq. ft. I would request that the applicants confirm the exact size of the proposed property before the application is considered.
- This is a residential road made up of a variety of styles of property. The majority are 2,3 4, or perhaps as many as 5, bedroomed. There is one substantial property at the corner of Frank Lane and Valley Road, but this is a detached property set in its own grounds. To the best of my client's knowledge there are no 7/8 bedroomed properties and certainly no 7/8 bedroomed semi-detached properties.

- It is not in keeping with the general principles set out in the House and extensions alterations SPD.
- It amounts to gross over development of a modest property on a modest site.
- It is not in keeping with other properties in the local area.
- The southern aspect lacks any form of aesthetic or architectural appeal and is out of character.
- In my client's opinion, the 2024 permission created a southern aspect that was architecturally pleasing. It incorporates two gable roofs which would complement gable roof and windows of an interesting design. The same cannot be said of the proposed roof which would be out of character with the existing property.
- As the roof is much larger, and the pitch much steeper, it would take even more light.
- The three proposed dormers, at a substantial height, will substantially interfere with my client's privacy and outlook.
- The dormers will further reduce light over and above the impact of the alterations permitted by the 2024 planning permission.
- The proposed property will have the capacity to house many people -this will result in the need for additional parking which will either require hard standing alterations at the front or on street parking.
- The guidance suggests that 4+ bedrooms require 3 off street parking spaces, but does not cater for 7/8 bedrooomed properties, which presumably would need 5/6 parking spaces within curtilage. I am informed that even now visitors often park on the road, a situation that would only become worse if the number of residents were to increase.
- The alterations as proposed will result in sound travelling from the enhanced usage of number 7. in particular if the rooms in the proposed 3rd floor were in fact all used as bedrooms.
- The position of the proposed utility room will cause sound from e.g. washing machines to travel into the neighbour's property.
- The proposed balcony is larger than that envisaged by the 2024 application. This seems to be completely unnecessary. It is important to maintain the requirement for opaque glass.
- The proposals are not subservient to the original building, the scale is out of all proportion to the existing property, the southern aspect is aesthetically unappealing lacking symmetry and out of character to the existing building and area.
- My clients remain concerned that the building will be too close.
- It is most important that the existing boundary wall is preserved and that any building works should allow sufficient room for access to the wall.

Consultation Responses

Not Applicable.

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. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **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 52** - Protection and Improvement of Environmental Quality

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

In this case, the following SPDs are applicable:

- Highways Design Guide SPD (adopted 4th November 2019)
- Biodiversity Net Gain Technical Advice Note (adopted 29th June 2021)
- House Extensions and Alterations SPD (adopted 29th June 2021)

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, 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 2** - Achieving Sustainable Development
- **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

Assessment

1. Principle of development

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

1. Impact on Visual Amenity

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (SPD) does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the SPD goes onto state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.

Two Storey Side Extension

The proposed two storey extension would project approximately 4.05m from the side elevation of the original dwellinghouse. The enlargement would be faced in red brick for the external walls and would incorporate a hipped roof finished in tiles to match the appearance of the host property. Whilst the extension would have a high ridge line and would be flush with the principal elevation, it is taken into consideration that this design has already been approved under planning application reference no. 2024/91644 and therefore, the principle has already been established. Whilst it is noted that the enlargement would alter the scale and form of the dwelling, it would not represent an incongruous or unduly prominent feature. Furthermore, the extension would maintain 1m to all property boundaries and would not give rise to any terracing effect. On this basis, it is considered that the proposal would not have any significant visual impact on the character and appearance of the host property and wider street scene.

Single Storey Front Extension

The proposed single storey extension would project approximately 2.2m from the front elevation of original dwellinghouse. The enlargement would be constructed in a material palette to match the host property and would be modestly proportioned. The enlargement would retain a distance of approximately 9.5m from the public pavement such that it would not appear unduly prominent from public vantage points. Although the street scene is generally devoid of front extensions, given that the surrounding dwellings are highly varied in design, it is considered that the enlargement would be acceptable with regard to visual amenity.

Part Single Storey/Part Two Storey Rear Extension

The proposed single storey element would project approx. 6m from the existing rear elevation. The proposed two storey element would also extend approximately 3m from the rear elevation of the original build. The enlargements would be constructed in a material palette to match the host property. The single storey element would incorporate a flat roof form and the two storey element would feature a hipped design. Although the two storey element would not feature a lower ridge line, it would have an acceptable scale and would retain at least a 1m gap to all property boundaries. Furthermore, the bulk and scale of the proposed single storey extension has already been agreed through the larger home notification scheme (2020/92866). Although this permission has lapsed, it would still form a material planning consideration and has been given some weight. For these reasons, the proposed development would not have any significant visual impact on the character and appearance of the host property and wider street scene.

Alterations to Fenestration

The submitted plans demonstrate that alterations would be made to the existing fenestration within the northern and southern elevations of the dwellinghouse. Given that the fenestration would be of an appropriate design and scale, they are considered to respect the appearance and character of the host property and surrounding area.

Velux Windows

The velux windows proposed would be modestly sized and would be located within the north and south facing roof planes. Given that the fenestration would be of an appropriate design and scale, they are considered to respect the appearance and character of the host property and surrounding area.

Cumulative Impact

Despite the amount of development proposed, it is taken into account that the property and its curtilage would support the extensions without them appearing incongruous or amounting to overdevelopment. Furthermore, given that

planning permission (2024/91644) has already been granted for extensions of a similar scale and design, it is considered that cumulatively the development would be acceptable with regard to visual amenity.

Summary

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

2. Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

Impact on 9 Frank Lane

9 Frank Lane is a detached bungalow located to the west and occupies a slightly elevated position relative to the application site. It is considered that the neighbouring occupants would not experience any undue harm to their residential amenity as a result of the proposed single storey front extension given that it would not surpass the neighbour's front elevation.

The submitted plans confirm that the proposed balcony would occupy a position approximately 2.2m from the common boundary shared with no.9. However, given the proximity and to alleviate any undue harm, a condition has been added requiring a 1.8m high obscure glazed screen to be installed to the eastern and western sides of the balcony and retained thereafter.

Although the proposed single storey and two storey extensions would surpass the rear elevation of the bungalow, this relationship has already been established under planning application reference no. 2024/91644 and on this basis, the proposal would be acceptable with regard to residential amenity. It is noted that fenestration is to be installed within the western elevation of the proposed single storey and two storey extensions. Whilst these windows would face towards no.9, the submitted plans confirm that these are of secondary use and are relatively narrow in size. However, given the number of windows and

to protect the neighbour's residential amenity, a condition has been added to the decision notice requiring these windows to be obscurely glazed.

Impact on 23, 25 and 27 St Michael's Close

23, 25 and 27 St Michael's Close are residential properties located south of the application site. The proposal would occupy a position approximately 43m from the rear elevations of the neighbouring properties. Given that the separation distances retained would be substantial, it is considered that the proposal would not cause any undue harm to the neighbouring occupants with regard to overbearing, overshadowing or overlooking.

Impact on 5 Frank Lane

5 Frank Lane is the adjoining semi-detached property located east of the application site. It is considered that the neighbouring occupants would not experience any undue harm to their residential amenity as a result of the proposed single storey front extension and the proposed two storey side extension due to the location of the enlargements and their positioning away from the common boundary.

It is noted that the proposed balcony would occupy a position approximately 3.7m from the common boundary shared with no.5. As such, to alleviate any potential undue harm, a condition has been added requiring a 1.8m high obscure glazed screen to be installed to the eastern and western sides of the balcony and retained thereafter.

The submitted plans confirm that the proposed single storey rear extension would be constructed close to the common boundary shared with no.5. It is noted that the adjoining property features a 3.5m single storey rear extension immediately adjacent to the boundary line. Whilst the proposed extension would fail to accord with the 45 degree rule in relation to the neighbour's ground floor fenestration, it is noted that a 5.2m enlargement has already been approved under the previously approved under app no. 2024/91644 and could still be implemented on site. Whilst the extension proposed under the current application projects 0.8m further than that previously approved, this additional projection is not considered to significantly harm the amenity of the neighbouring occupants and would be acceptable in this regard.

Furthermore, the proposed two storey rear extension would occupy a position approximately 1.5m from the common boundary shared with no. 5. Whilst the enlargement would extend beyond the neighbour's rear elevation, the submitted plans demonstrate that it would accord with the 45 degree rule in relation to the neighbour's first floor rear fenestration. On this basis, the proposal would be acceptable with regard to residential amenity.

Impact on 44 Church Lane

44 Church Lane is a two-storey detached property located north of the application site. It is noted that the proposal would occupy a position approximately 30m from no.44. Given that the separation distance retained would be substantial, it is considered that the proposal would not cause any undue harm to the neighbouring occupants with regard to overbearing, overshadowing or overlooking.

Summary

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions and Alterations SPD and Paragraph 135(f) of the National Planning Policy Framework.

3. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed works would intensify the domestic use at the dwelling. However, the submitted block plan demonstrates that sufficient space would be retained within the driveway for three vehicles which would represent a sufficient provision for a five bedroomed dwellinghouse. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

4. Other Matters

Carbon Budget

The proposal is a small-scale domestic development to an existing dwelling. 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.

Biodiversity

Whilst the site is located in an area identified as being within a 'bat alert' layer on the Council's mapping system, in this instance, the nature of the works is considered unlikely to have a detrimental impact on the bat population.

However, a footnote will be added to the decision notice to provide the applicant with advice should bats or bat roosts be found during construction. This would accord with the aims of Policy LP30 of the Kirklees Local Plan, the Council's Biodiversity Net Gain Technical Advice Note, and Chapter 15 of the National Planning Policy Framework.

There are no other matters relevant to the determination of this application.

5. Representations

One representation was received following the statutory publicity. The comments made have been summarised and addressed below:

- No supporting planning information has been submitted to assess how the proposed extensions would meet Local Plan Policy and the Council's residential Extensions SPD.

Response: *This is a householder planning application and as such, a planning statement is not required as per the validation checklist.*

- The 2025 application goes even further and seeks to create in addition a storage room / area and office (the size of a double bedroom) a shower room, a double bedroom and a large dressing room. If the office, storage room and dressing area, were in fact used as bedrooms there would be 7/8 bedrooms 3 bathrooms and a downstairs WC.

Response: *This application differs from the previously approved scheme and the proposal's potential impact has been assessed within the 'visual amenity' and 'residential amenity' sections of the report.*

- Further it seeks to extend the single storey ground floor extension over and above that allowed in 2024 and proposes substantial alterations to the roof line on both the Western and Southern elevations.

Response: *This application differs from the previously approved scheme and the proposals potential impact has been assessed within the 'visual amenity' and 'residential amenity' sections of the report.*

- The pitch of the proposed roof on the southern elevation is much steeper and is altogether a much larger roof.

Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- It is worthy of mention that the applicants did previously agree to reduce the size of the proposed 2024 single storey extension from that originally envisaged but have now returned to the original. This is apparent from the

3 windows on the southern side of the western elevation, in contrast to 2 windows, in the 2024 permission.

Response: *This application differs from the previously approved scheme and the proposals potential impact has been assessed within the 'visual amenity' and 'residential amenity' sections of the report.*

- It is apparent when viewing the proposed roof on the western elevation that is much higher than the 2024 roof. The height of the 2024 roof taken from ground floor to the ridge of the gable on the scale plan is 22mm. The height of the proposed roof is 27mm.

Response: *The two-storey side and rear extension would feature a higher ridge line than the extension previously approved. However, in this instance, it is considered that the 0.2m difference would not have a significant impact with regard to visual and residential amenity.*

- It must be remembered that this is currently a modest 3-bedroomed semi of circa 1145 sq. ft and is on a plot suitable for such a property. It is not a detached property that can be altered without impact on adjoining neighbours.

Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- There are no measurements on the plans seeking permission, so it is difficult to scale off, but my guesstimate is that the proposed property would be circa 3500 sq. ft.

Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- This is a residential road made up of a variety of styles of property. The majority are 2,3 4, or perhaps as many as 5, bedroomed. There is one substantial property at the corner of Frank Lane and Valley Road, but this is a detached property set in its own grounds. To the best of my client's knowledge there are no 7/8 bedroomed properties and certainly no 7/8 bedroomed semi-detached properties.

Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- It is not in keeping with the general principles set out in the House and extensions alterations SPD.

Response: *The proposed development has been assessed against the Kirklees House Extensions and Alterations SPD within the report.*

- It amounts to gross over development of a modest property on a modest site.

Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- It is not in keeping with other properties in the local area.

Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- The southern aspect lacks any form of aesthetic or architectural appeal and is out of character.

Response: *The proposals potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- In my client's opinion, the 2024 permission created a southern aspect that was architecturally pleasing. It incorporates two gable roofs which would complement gable roof and windows of an interesting design. The same cannot be said of the proposed roof which would be out of character with the existing property.

Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- As the roof is much larger, and the pitch much steeper, it would take even more light.

Response: *The proposal's potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- The three proposed dormers, at a substantial height, will substantially interfere with my client's privacy and outlook.

Response: *The proposal's potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- The dormers will further reduce light over and above the impact of the alterations permitted by the 2024 planning permission.

Response: *The proposal's potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- The proposed property will have the capacity to house many people -this will result in the need for additional parking which will either require hard standing alterations at the front or on street parking.

Response: *The proposal's potential impact on the highway network has been assessed within the 'Highway Safety' section of the report.*

- The guidance suggests that 4+ bedrooms require 3 off street parking spaces, but does not cater for 7/8 bedroomed properties, which presumably would need 5/6 parking spaces within curtilage. I am informed that even now visitors often park on the road, a situation that would only become worse if the number of residents were to increase.

Response: *The proposal's potential impact on the highway network has been assessed within the 'Highway Safety' section of the report.*

- The alterations as proposed will result in sound travelling from the enhanced usage of number 7. in particular if the rooms in the proposed 3rd floor were in fact all used as bedrooms.

Response: *The property is of residential use and would generate noise of this nature.*

- The position of the proposed utility room will cause sound from e.g. washing machines to travel into the neighbour's property.

Response: *The property is of residential use and would generate noise of this nature.*

- The proposed balcony is larger than that envisaged by the 2024 application. This seems to be completely unnecessary. It is important to maintain the requirement for opaque glass.

Response: *The proposal's potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- The proposals are not subservient to the original building, the scale is out of all proportion to the existing property, the southern aspect is aesthetically unappealing lacking symmetry and out of character to the existing building and area.

Response: *The proposal's potential impact on the appearance and character of the street scene has been assessed within the 'visual amenity' section of the report.*

- My clients remain concerned that the building will be too close.

Response: *The proposal's potential impact to the neighbouring properties has been assessed within the 'Residential Amenity' section of the report.*

- It is most important that the existing boundary wall is preserved and that any building works should allow sufficient room for access to the wall.

Response: *This is not a material planning consideration. It is a civil matter that should be handled privately.*

6. Conclusion

This application for the erection of a single storey front extension, two storey side extension, part single storey/part two storey rear extension with associated external alterations at 7 Frank Lane has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and Alterations SPD, 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 proposed development is 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. 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: 2025/90893

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 ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30 and LP52 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The extensions hereby approved shall in all respects match those used in the construction of the existing building. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapter 12 of the National Planning Policy Framework.

4. The balcony shall not be occupied until a 1.8m obscurely glazed screen (to a minimum privacy level of Grade 4 or equivalent) has been placed on the east and west elevation of the rear balcony. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing (to a Grade 4) shall thereafter be retained.

Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions & Alterations Supplementary Planning Document and the aims of the National Planning Policy Framework.

5. The proposed windows within the western elevation of the dwelling shall be fitted with obscure glazing to privacy level of at least Level 4 on the Pilkington Scale and non-opening to a height of no less than 1.7m above floor level and retained as such thereafter.

Reason: In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan and the House Extensions and Alterations SPD.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. 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.

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	Revision	Date Received
Location Plan	(EX)002	-	31/03/2025
Block Plan	(20)002	A	16/06/2025
Existing GA	(EX)001	-	31/03/2025
Proposed GA	(20)001	-	31/03/2025
Climate Change Statement	-	-	31/03/2025

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 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. In this case, the design of the original scheme has been found acceptable. No further amendments were sought thereafter.

Report Dated: 04/07/2025