

**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:	2025/62/90894/W
Site Address:	14, Dryden Way, Lindley, Huddersfield, HD3 3ZH
Description:	Erection of single storey rear extension and rear dormer roof extension
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: 10-Jun-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90894
Location	14, Dryden Way, Lindley, Huddersfield, HD3 3ZH
Proposal	Erection of single storey rear extension and rear dormer roof extension
Publicity end date	30 th April 2025
Number of representations received	One.
Kirklees Local Plan Allocation/Designation	Unallocated
Extension to Time (EoT)	Yes – 10th June 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) 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

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	No	N/A
Planning History	No	N/A

Consultations required	No	N/A

Assessment

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.2 on page 23 (and listed below) and if they do not, they need to be justified:

Rear Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
respect the original house and garden in terms of its size and scale	Yes – the extension does not cover more than half of the total area around the original house.	
use appropriate materials which match or are similar in appearance to the original house; and	Yes – materials to match	
not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.	The proposal is single storey to the rear of a detached property and is not considered to have an adverse impact in this regard (discussed in more depth within the following report).	

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out in paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

Single storey extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be in keeping with the scale and style of the original house;	Yes – The extension is designed to be in keeping with the scale and style of the original house. It uses matching materials and architectural features,	

	ensuring it harmonises with the existing dwelling.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings);	Yes – The extension does not cover more than half the total area around the original house	
not exceed 4 metres in height;	Yes – The extension does not exceed 4m in height. The extension has a pitched roof and has an eaves height of 2.3m and overall height of 3.9m	
not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;		The extension projects out by 4.3m, this is considered acceptable given that it is not a significant additional projection above that recommended within the SPD and distance it would be from neighbouring dwellings.
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	Yes – eaves height does not exceed 2.5m	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.	Yes – extension retains a 1m gap from the side boundaries.	

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;		Whilst of a flat roof design weight is afforded the fact the dormer would be set down within the roof ridge and set in from the side elevations, is located to the rear and would be of limited prominence in the street.

be designed in style and materials similar to the appearance of the existing house and roof;		Whilst the dormer is designed with a flat roof and no other flat roof elements are upon the dwelling in terms of colour finish. The dormer is to be finished with grey composite cladding which would harmonise with that of the existing roof slope.
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	The proposed dormer is set below the ridgeline and would not project above the ridge of the house.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.	No other dormers in the area so it is considered that in this instance it is not relevant.	

Design and Visual Amenity:

The site to which this application relates 14, Dryden Way, Lindley, Huddersfield, HD3 3ZH. It consists of a two-storey detached property. The dwelling is finished with stone and the roof is infilled with concrete tiles. The property benefits from driveway and front and rear amenity area. The site is situated within a residential area and the rear is enclosed by close board fencing. The site and its surrounding area are wholly residential.

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 	The extension is generally modest in scale and the proposed	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	development would not appear overly prominent. The proposed developments would be located to the rear of the property and will not impact the character or street scene across the frontage of the property.	
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 • Chapter 12 of the NPPF 	As above. The extension would project across the rear of the property and is single storey, including rear facing dormer.	✓
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 	<p>Facing materials of the extension – to match.</p> <p>Dormer to be of grey colour finish.</p> <p>Condition recommended to ensure this is the case.</p>	✓
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 	<p>Pitched roof style – acceptable as it is in-keeping with the original roof style of the host property.</p> <p>Dormer – flat roof style considered acceptable in this case having regard to the siting to the rear, potential extent of an addition able to be undertaken through utilising pd rights and the materials of construction proposed.</p>	✓

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 windows in rear extension, including roof lights, 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:

- 12 and 16 Dryden Way – the single storey rear extension is situated away from the shared boundaries and will not overshadow these properties or their garden space. Due to the height/scale, there will be no impact on the first floor. The rear dormer faces the rear amenity area of the application site. No/limited impact to numbers 12 and 16, extension is designed to ensure privacy to neighbours and will not produce conflict relating to light and outlook.
- 19 Dryden Way – located opposite the application site. Works are located to the rear of the application site. There will be no impact on this property.
- 10 and 12 Pye Road – the rear elevation faces the rear elevation of the application site. There is approximately a 15m distance between the rear elevation the application site and the rear boundary line of these properties. These properties also sit on a higher topographical level.

The rear to rear distance from the rear of the proposed extension would be 21m, the same rear to rear distance would remain in relation to the dormer and these properties. As such it is considered that the level of overlooking arising from the development to these properties would not be significant given the scale / nature of the proposals and the distance sited from these dwellings.

- Other properties – It is considered that the impact of the development as a result of overlooking or the impact in relation to overshadowing or being unduly overbearing would not be significant to other properties

given the conclusions that the development has an acceptable impact in this regard to the above listed properties which are closer to the development.

	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 • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	Parking is predominantly provided on-street and in curtilage, 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:

	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 • 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.	✓
Plan Scale		In an email dated 9 th June the agent was contacted as Drawing 02A is annotated as being 1:100 or 1:500, but the floor plans appear to be 1:50. Within an email dated 9 th June they confirmed the floor plan is 1:50. As such it is not considered necessary for an updated plan to be submitted given the written confirmation provided by the applicants' agent and fact this drawing is also annotated with the measurement, and the elevations measure to the scale they are annotated.	

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 17th of April 2025.

As a result of the above publicity, one representation was received raising the following summarised concerns:

Application Number: 2025/90894
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. The colour finish of the dormer walls shall be dark grey. The materials of construction and colour finish approved by this condition shall be thereafter retained.

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 Plan	DL909-02RevA		10-Apr-2025
Existing Plan	DL909-01RevA		10-Apr-2025
General	Climate Change Statement		10-Apr-2025
Application Form			10-Apr-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:

03/06/2025
