

**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:	<b>2025/62/90905/E</b>
Site Address:	47, Springfield Park, Mirfield, WF14 9PE
Description:	Erection of first floor and part two storey rear extension with dormer to side and single storey rear extension
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.**

East Team

***AUTHORISED OFFICER***

**Date: 02-Jun-2025**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2025/90905
<b>Location</b>	47, Springfield Park, Mirfield, WF14 9PE.
<b>Proposal</b>	Erection of first floor and part two storey rear extension with dormer to side and single storey rear extension.
<b>Publicity end date</b>	30/05/2025
<b>Number of representations received</b>	0
<b>Kirklees Local Plan Allocation/Designation</b>	The application site is located within the vicinity of PRoW MIR/53/10 and is located in an area at high risk of ground movement due to previous coal mining activity.
<b>Extension to Time (EoT)</b>	Yes
<b>Recommendation</b>	Conditional Full Permission

	<b>NO</b>	<b>YES</b>
<b>Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)</b>	✓	
<b>Contrary to previous decision</b>	✓	
<b>Called in by Ward Member</b>	✓	

<b>Significant number of representations received</b>	✓	
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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 9: Construction materials
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	<b>YES / NO</b>	<b>SUMMARY</b>
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Mirfield Town Council have been consulted regarding the application but have given no response.
Planning History	Yes	2024/91380 - The proposal is for erection of single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 2.8m, the height of the eaves of the extension is 2.7m – NANR – Not Required
Consultations required	No	

### **Assessment**

The application seeks permission for the erection of first floor and part two storey rear extension with dormer to side and single storey rear extension. It is noted that the application property submitted a pre-application enquiry for the proposed works, to which they were advised to set the dormer further into

the roof slope from the eaves, using materials to the walls of the dormer which match the roof slope of the proposed rear extension, and centrally siting the dormer windows. Upon assessment of the plans submitted for this application, it is considered that this advice was followed adequately and has led to the submission of acceptable plans.

The proposed two storey rear extension would project 3.0m from the rear elevation of the existing building, with a maximum height of 6.4m, eaves height of 2.6m, and a width of 8.0m.

The proposed side dormer would project 3.0m from the roof of the existing building, with a maximum height of 2.9m approx, eaves height of 1.8m, and a width of 2.9m.

Finally, it is noted that the proposed single storey extension has received prior approval from previous permission 2024/91380, therefore, this aspect of the proposal will not be assessed in this report as it has already been deemed to be acceptable. As a result of this prior approval, it is considered that the total projection of 6m from the rear elevation of the original building is acceptable and is not considered unacceptable due to the guidelines of the Council's House Extensions and Alterations SPD.

The Kirklees SPD sets out that rear extensions, single storey rear extensions, two storey rear extensions, and dormer extensions should comply with certain parameters set out at paragraphs 5.1, 5.2, 5.4, 5.6, and 5.8 on pages 23, 24, 25, 31, and 32 (and listed below) and if they do not, they need to be justified:

<b>Rear extensions should:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least 50% of the current back garden area at the property will be retained.	
Be set behind the original building, and not projecting beyond the sides	The two-storey rear extension will be completely set behind the original building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden at the South West of the property would remain.	
Respect the original house and garden in	The proposals are subservient to the size	

terms of its size and scale	and scale of the original house and its garden.	
Use appropriate materials which match or are similar in appearance to the original house	All materials proposed either match, or are sympathetic to, the original building.	
Not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties	As the adjoined neighbouring property has also erected a rear extension, moreover, the proposed two-storey rear extension is designed with a sloping roof away from the neighbouring dwelling. It is considered that this will lessen any impacts on light and outlook to a degree that is not significant.	
<b>Two storey rear extensions should:</b>		
be proportionate to the size of the original house and garden	The extension is proportionate to the size of the original house and its rear garden space.	
not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	At least 50% of the total area of land around the original house will be retained.	
not project out more than 3 metres from the rear wall of the original	The proposed two storey rear extension will project 3.0m from	

house or by 4 metres for detached properties	the rear elevation of the existing building	
not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary	The eaves height of the extension is 2.6m, not exceeding 3m.	
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre		The proposal is not located 1.5m away from the property boundary, however, as the extension has been designed with a roof sloping away from the adjoined dwelling, with residential amenity in mind, it is considered that there will be no significant impacts on neighbouring properties and the rear extension can be considered acceptable in this regard.
not adversely affect habitable room windows where they adjoin a neighbour's boundary	As aforementioned, due to the adjoined dwelling having also erected a rear extension, and the design of the application at hand limiting overbearing and overshadowing impacts on neighbouring dwellings, it is considered that no habitable rooms will be adversely affected on the neighbouring boundary.	

<b>Dormer extensions should:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
relate to the appearance of the house and existing roof	The dormer is subservient in size and scale to the original building and is to be faced in matching materials.	
be designed in style and materials similar to the appearance of the existing house and roof	The dormer is to be faced in materials to match the existing building.	
not dominate the roof or project above the ridge of the house	The dormer is not considered to dominate the existing roof and does not project above the ridge of the house.	
be set below the ridgeline of the existing roof and within the roof plane	The dormer is proposed to be set below the ridgeline of the existing roof and entirely within the roof plane.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	There are multiple side dormers in the surrounding street scene, and the proposed dormer will appear in a similar manner to those existing.	

**Design and Visual Amenity:**

*Summary of local street scene/character:*

The application site refers to 47, Springfield Park, Mirfield, WF14 9PE, a two-storey semi-detached property faced in brick and uPVC cladding, with a pitched, tiled gable roof, uPVC windows, and aluminium doors. The application property lies in a slightly varied street scene, surrounded by

properties of a similar size and scale, however, there are examples of dormers on differing elevations, and properties with differing characters. Furthermore, the application dwelling benefits from amenity space to the front, a hard-standing parking area to the side, and a garden to the rear.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on the Local character and street scene	<ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul>	Given the proposals are subservient to the existing building, and they are to be faced in materials that either match, or are sympathetic to, the original house, it is considered that there will be no significant impact on the local character and street scene.	✓
Impact on original house	<ul style="list-style-type: none"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	The proposals are subservient to the original house and to be constructed using mostly matching materials, therefore, it is considered that there will be no significant impact on the original house.	✓
Height, scale and massing	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> </ul>	The extensions are subservient to the existing house in terms of height, scale, and massing.	✓

	<ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>		
Facing materials and detailing	<ul style="list-style-type: none"> <li>KDP 9 of the SPD</li> <li>Policy LP24 Design (d) (iii) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	The rear extension is to be faced in brick, and the dormer uPVC cladding, both of which match the existing building. Furthermore, uPVC windows are to be used to match those in the dwelling, however, aluminium doors are proposed rather than the existing composite, but this is not considered have a significant impact upon the original house or surrounding street scene and is adequately sympathetic.	✓
Roof style	<ul style="list-style-type: none"> <li>KDP 1 and 2 of the SPD</li> <li>Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	A pitched tiled roof is proposed to match that of the existing dwelling.	✓
Window proportions	<ul style="list-style-type: none"> <li>KDP 1 and 2 of the SPD</li> <li>Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	All windows proposed are proportionate to those in the existing building with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> <li>KDP 17 of the SPD</li> <li>Policy LP24 Design (f)</li> </ul>	Private domestic extension – no alternate access arrangements required.	✓

	<ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>		
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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:

- 45, Springfield Park, Mirfield, WF14 9PE – Neighbouring property to the West.
- 49, Springfield Park, Mirfield, WF14 9PE – Adjoined property to the North East.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on privacy of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>KDP 3 &amp; 4 of the SPD</li> <li>Policy LP24 Design (d) (iv)</li> <li>Chapter 12 of the NPPF</li> </ul>	As the only first floor window proposed in the side elevation is a bathroom window, this will be obscured via condition, therefore, it is considered that due to the remaining proposed windows being located on the ground floor, not facing habitable rooms in neighbouring dwellings, they will have no significant impact on the privacy of neighbours	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>KDP 4, 5, 6 of the SPD</li> <li>Policy LP24 Design (b)</li> <li>Chapter 12 of the NPPF</li> </ul>	The design of the two-storey rear extension is such that the roof slopes away from the adjoined neighbouring dwelling, as a result lessening the impact on light and	✓

		outlook of neighbours to an insignificant degree.	
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> <li>• KDP 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>	As aforementioned, due to the design of the two-storey rear extension within the proposal, the impact on neighbouring properties is lessened to an insignificant degree on neighbouring properties with regard to overbearing and overshadowing.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul>	The application property will retain at least 50% of its current garden space, which is considered to be an acceptable amount.	✓

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:

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on highway safety	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	As the proposal is located to the rear of the dwelling and is set back adequately from the pavement, it is considered that there will be no significant impact upon highway safety.	✓

Parking provision	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	The number of bedrooms at the property will amount to three following the proposal, therefore, not affecting the off-street parking provision at the dwelling, which will remain at two vehicles. As the hard-standing parking area to the side of the property will not be largely reduced in scale, the current parking provision at the dwelling is acceptable to remain.	✓
Provision for waste storage	<ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>	Although nothing specific is detailed within the submitted plans, there is adequate space on the 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:**

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on trees	<ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul>	The proposal is not close enough to have any significant impact upon trees.	✓

Impact on ecology	<ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> <li>• Chapter 15 of the NPPF</li> </ul>	The application site is not located in an area of ecological interest.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> <li>• KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>• Policy LP51</li> <li>• Chapter 14 of the NPPF</li> </ul>	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"> <li>• KDP 14 of the SPD</li> <li>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>	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:**

<b>Summary of Representation</b>	<b>Officer response</b>	<b>Addressed ✓ / X / N/A</b>
Mirfield Town Council have been consulted regarding the application, but no response has been received.	Noted.	✓



(or equivalent) and be 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, Principles 3 and 4 of the House Extensions and Alterations SPD, and policies contained within Chapter 12 of the NPPF.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	-	-	08/04/2025
Existing Elevations & Floor Plans	2023/406/01	-	08/04/2025
Proposed First Floor Plan	2023/420/03	-	08/04/2025
Proposed Side Elevation – East	2023/420/06	-	08/04/2025
Proposed Side Elevation	2023/420/06	-	08/04/2025
Proposed Ground floor plan	2023/420/02	-	10/04/2025
Proposed rear elevation	2023/420/02	-	10/04/2025
Application Forms	-	-	08/04/2025
Climate Change Statement	-	-	08/04/2025

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:**

30/05/2025
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