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:	**2025/62/91002/E**
Site Address:	24, Manor Road, Westtown, Dewsbury, WF13 2PX
Description:	Erection of two storey rear and side and single storey front extensions and front dormers
Recommending Officer:	Edward Cheseldine

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 09-Jun-2025

Officer Report

2025/91002 - 24, Manor Road, Westtown, Dewsbury, WF13 2PX

Site Description

24 Manor Road is a two-storey, end terrace dwelling. The dwelling is constructed with brick exterior walls with a hipped roof, clad with concrete tiles. The property has a modest front and rear garden with a shared side access.

The dwelling is located on a landscaped hill above Manor Road, which is then set back with a public footpath below. To the side of the dwelling is another public footpath which gives access to Middle Road and the rear of the dwellings. There is no off-street parking designated to the property.

Manor Road is characterised by the residential nature of the street, with properties of a similar appearance lining the footpath, in blocks of four. Other properties on the street are similar in age, design and materials. Some of which have benefited from extensions and alterations.

Proposal Description

The applicant is seeking permission to erect a front, rear and side extension with front facing dormers.

Front Extension

A front extension will be erected, it will be 1.50m(l) x 7.20m(w), with an eaves height of 3.00m and a ridgeline height of 4.00m.

Side Extension

A side extension will be 1.70m(l), x 11.70m(w), it will meet the eaves height and ridgeline of the original dwelling.

Rear Extension

A rear extension will be 3.00m(l) x 7.40m(w). It will have an eaves height of 7.30m and a ridgeline height of 8.30m. The ridgeline of the extension will project 6.20.

Roof Dormers

Two front facing roof dormers will be erected in a gable-end style.

Public Consultations

The application was advertised by way of a site notice, which expired on 04 June 2025. As a result of the publicity, there were no representations.

Relevant Planning History

Application Dwelling

2023/91293 - Erection of two storey side and rear and single storey front extensions – Full permission granted.

2025/90045 – Non material amendment to previous permission 2023/91293 for erection of two storey side and rear and single storey front extensions – Refused

54/56 Manor Road

2015/92573 - Erection of two storey side and rear extension with hip to gable roof and front dormers – Full permission granted

Amendments/Negotiations

Permission 2023/91293 for the erection of a two-storey side and rear and single storey front extension and roof alterations, is extant. This application deviates from the previously approved plans in that it includes the raising of eaves height of the rear extension and changes to the fenestration.

There are concerns regarding the amendments but as there is extant permission for front, side, rear and roof extensions, it has not been considered necessary to request the eaves height was reduced, given it would result in a similar permission to 2023/91293.

Consultations Responses

None required.

Policy & Legislation

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 21** – Highway Safety
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity

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 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- 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

Other Material Considerations:

- Kirklees House Extensions & Alterations Supplementary Planning Document (2021)
- Kirklees Highways Design Guide SPD (2019)

Assessment

1) Principle of Development
1) Impact on Visual Amenity
2) Impact on Residential Amenity
3) Impact on Highway Safety
4) Environmental Matters
5) Conclusion

Principle of Development:

Kirklees Council adopted supplementary planning guidance on house extensions (House Extensions and Alterations Supplementary Planning Document) 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 House Extensions and Alterations Supplementary Planning Document (SPD) will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

Impact on Visual Amenity:

The National Planning Policy Framework sets out to achieve a high level of design. Paragraph 131 outlines this ethos, 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'

Paragraph 133 continues this theme by indicating that 'To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in

the National Design Guide and National Model Design Code, and which reflect local character and design preferences.' Kirklees Planning Authority have published relative guidance within their House Extensions & Alterations Supplementary Planning Document (2021), it expands Policy LP24 (design) of the Kirklees Local Plan. Within which, criterion a) & c) are relevant.

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

Front Extension

The House Extensions & Alterations Supplementary Planning Document outlines certain parameters for a front extensions under paragraph 5.14;

- The house is set well back from the pavement or is well screened;
- The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area;
- The materials and design match the existing features of the original house;
- The extension would not unreasonably affect the neighbouring properties.

The dwelling is part of a terrace row of 4 dwellings which are considered as part of an architectural group due to the features present on the front of the building. Architectural features form a symmetry and design found within the front elevation and roof. To disrupt the frontage would deteriorate the character of the original house and building group which would be contrary to the House Extensions & Alterations Supplementary Planning Document. However, in this instance there are other front extensions in close proximity which should be afforded material weight in favour of the alteration. On balance the front extension is acceptable due to the other front extensions present on Manor Road.

Side Extension

The House Extensions & Alterations Supplementary Planning Document outlines certain parameters for two-storey side extensions under paragraph 5.14;

- Not take up all or most of the space to the side of a house;
- Maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- Be set back at least 500mm from the front wall of the house.

These guidelines have not been met as the side extension will take up all of the space to the side of the house. Additionally, the side extension has not been set back from the front wall of the house. In effect, the side extension will bring the side elevation to the boundary of a footpath which is used for access. The footpath has an estimated width of 1.50m. The side wall will be 11.70m in length at a height of 5.80m. Such an alteration will create a dominating structure across the boundary of a public space which is used for access, reducing the sense of openness. However, in this instance there are other similar side extensions in the immediate building group which infill the whole of the side space, which are afforded significant weight to the determination of this application. Whilst the proposed development does not meet the SPD there is justification in this case and it is considered, on balance, to not appear detrimental to the host or wider street scene appearing similar to other side extension present on Manor Road.

Front Dormers

The dormers are to be placed in a position that respects the existing windows, containing a sympathetic size and design to the original structure of the building. They are pitched well above the eaves and below the ridgeline. The dormers are acceptable in terms of impact to visual amenity.

Hip to gable extension

Similarly, to the front extension, the hip to gable will alter the defined frontage which is apparent in the terrace row. The other side of the terrace row features a hipped roof. To form a gable end would unbalance the row and form an incongruous feature that sits uncomfortably within its setting. However, in this instance there are other hip to gable extensions in the immediate building group, which can be used as material weight to support such an alteration. On balance the hip-to-gable extension is acceptable due to the other hip to gables present on Manor Road.

The above extensions and alterations were previously assessed under application 2023/91293. Their appearance and size has not changed under this application. Their assessment is therefore the same.

This application includes changes to the eaves height of the rear extension. An assessment for which has taken place below.

Rear Extension

Paragraph 5.6 of the House Extensions and Alterations Supplementary Planning Document states that two-storey rear extensions should:

- be proportionate to the size of the original house and garden;
- not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)
- not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties;
- not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary;
- be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre;
- not adversely affect habitable room windows where they adjoin a neighbour's boundary.

The rear extension is relative to the adjacent rear extensions in terms of footprint, however it departs from these extensions due to the increase in eaves height. The first-floor and roof level of the application property is highly visible from Middle Road and can be viewed from aspects along High Street. The application property sits within a row of four terraced properties, each has been extended to the rear. The eaves of the existing extensions within the row correspond to the eaves of the terrace row, presenting an appropriate appearance that respects the height and scale of the original buildings.

This application is for a rear extension, raising the eaves of the rear extension above the eaves of the host dwelling, forming the appearance of a three-storey rear projecting elevation on a two-storey building. The rear extension will appear taller than the adjacent extensions within the building row, being disproportionate in scale, whilst creating an unbalanced pattern from a highly visible aspects along Middle Road. Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document states, *'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.'* In this regard the scale of the rear extension fails to respect the scale

of extensions within the immediate group context, which will be detrimental to the character of the street along Middle Road.

Key Design Principle 2 of the House Extensions & Alterations Supplementary Planning Document states, *'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 detail'.* The box dormer on the rear extenuates the scale of the rear extension, it appears top heavy and fails to respect the size of the dwellinghouse by forming an incongruous addition above the existing eaves height of the dwelling.

The applicant has submitted photographs that show a rear extension at 56 Manor Road. A Planning Statement has not been included to accompany the application. Officers have reviewed the site and planning history. 56 Manor Road has benefitted from one planning approval (2015/92573). The application which included a two-storey rear extension was approved in 2015. The approved plans included a valley gutter. The extension has not been completed in accordance with the approved details and was prior to the adoption of the House Extensions and Alterations SPD so cannot be afforded any significant weight when considering the current proposals.

Furthermore, No.56 is located 107m from the application site. Whilst it is set within the housing row along Manor Road, it is not considered to be within the immediate building group of the application site, nor is it considered to be visible from the application site.

The rear extensions would appear detrimental to the character of the host as well as the character of the street of Middle Road, unbalance the building row. The extension would result a top-heavy appearance to the host dwelling, which is contrary to Key Design Principle 1 & 2 of the Kirklees House Extensions & Alterations Supplementary Planning Document and LP24a&c of the Kirklees Local Plan. Given the locality of No.56, being situated 107m from the site, and the dwelling not being visible from the site the sites are not related in location. The application dwelling is set on a terrace row, given an increase in eaves height would unbalance the building group, being contrary to the House Extensions & Alterations Supplementary Planning Document. Very limited weight can be afforded to development at No.56.

The development proposed is unacceptable in terms of design and impact on the character of the area and is recommended for refusal given its harm when considered against the weight afforded to the building group and character of the surrounding area.

<u>Impact on Residential Amenity</u>

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 House Extensions and Alterations Supplementary Policy Document goes into further detail with respect to outlining principles.

- Key Design Principle 3, '*extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours'*.

- Key Design Principle 4, '*extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.'*

Impact on 22 Manor Road

22 Manor Road is the adjoining dwelling. It has benefitted from a two-storey rear extension. The property has a modest rear garden.

In terms of privacy, there will be additional windows at a ground, first and second floor level with views towards neighbouring outdoor amenity space. The application dwelling already overlooks this area, it is not considered the additional projection will cause a detrimental impact to privacy, that would be refusable given the existing relationship.

A hip to gable extension and two-storey rear extension is proposed which will increase the eaves height of the rear projection. The rear extension will projection 3.00m, drawing it level with No.22. The increase in eaves height and hip to gable will increase the vertical massing of the building. Given the orientation of the sun, this will reduce direct light in the afternoon, however given the height of the dwelling and the depth of the outdoor area it is not considered the extension would result in a loss of sunlight that would impact the amenity of the neighbour occupant that would be refusable. The front extension will project 1.50m and will have a pitched roof. Due to this, there will not be a change in terms of a loss of light or loss of outlook to the front of the property.

Impact on 26 Manor Road

26 Manor Road is the adjacent building within the building row. It is also an end terrace property. There is a distance of 1.50m between the proposed side extension and No.26. The buildings are offset from each other.

In terms of privacy, there will be side elevation windows, including a bathroom window. Currently there is a picket fence that serves as a boundary treatment. Ground floor windows will face towards the rear amenity space of No.26. There are existing side elevation windows that light a kitchen/dining area. Given the existing relationship, the impact is acceptable. A taller fence could be erected to increase privacy when this space is used. In any event, it would be conditioned that the W/C windows is obscurely glazed.

In terms of a loss of light or impact, there is a sufficient separation distance, so that the extensions will not overbear occupants of 26 Manor Road. Given the sun's orientation, the increase in height will not results in a loss of sunlight within the outdoor space.

Impact on Highways Safety

Policy LP21 states all proposal should ensure the safe and efficient flow of traffic within the development and on the surrounding highway Network.

Policy LP22 and the Kirklees Highways Design Guide Supplementary Planning Document are relevant insofar as they relate to parking provisions.

There is no designated parking spaces associated to the dwelling. The extensions will increase the number of bedrooms within the dwelling to 4+. Parking on Manor Road is free and sufficient; it is a dead-end road. It is considered there is suitable parking on nearby public roads to accommodate the increase in bedrooms.

Environmental Matters

Ecology

The development is for alterations which will affect the eaves of the property. The property is located in an area that is known to include bats/bat habitats, if bats are found during the development, then work must cease immediately, and the advice of a licensed bat worker sought.

The site is not in an area known to include other protected or notable species.

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.

Conclusion

The application for extensions and alterations at 24 Manor Road has been assessed against relevant policies in the development plan as listed in the policy section of the report, including the House Extensions & Alterations Supplementary Planning Document, the Kirklees Local Plan and National Planning Policy Framework and other material considerations. The development will result in an incongruous design due to the increase in eaves height of the rear extension that will unbalance the terrace row. It will be to the detrimental to the character of the host and prominent within the street. There are no other existing extensions within the building group that weight in favour of the development, therefore the application is recommended for refusal.

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 not constitute sustainable development and is therefore recommended for refusal.

Recommendation **Refuse**

Reason(s) for Refusal

1. The proposed rear extension, by virtue of its design and increased eaves height above that of the host dwelling, would result in an overly tall and visually dominant addition that appears as a three-storey projection. Due to its excessive height and bulk, the proposed extension would unbalance the terrace row, to the detriment of the character of the street. The proposal is therefore contrary to Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document, LP24a&c of the Kirklees Local Plan and Chapter 12 of the NPPF.

1. The proposed rear dormer, by virtue of its excessive scale and box-like design, would appear as a dominant and top-heavy addition to the host property. The dormer exacerbates the overall massing of the rear extension, whilst failing to respect the proportions of the original dwelling, projecting above the existing eaves line appearing incongruous and visually intrusive contrary to Key Design Principle 2 of the House Extensions & Alterations Supplementary Planning Document, LP24a&c of the Kirklees Local Plan and Chapter 12 of the NPPF.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Existing grouped plans	1	-	09 April 2025
Proposed grouped plans	2	-	09 April 2025
Climate change statement	-	-	09 April 2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2024 and guidance in the National Planning Policy Framework, the Local Planning Authority has, 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.

Permission 2023/91293 for the erection of a two-storey side and rear and single storey front extension and roof alterations, is extant. This application contains minimal alterations from the previously approved plans including the raising of eaves height of the rear extension and changes to the fenestration. Given there is extant permission for front, side, rear and roof extensions, it has not been considered necessary to request the eaves height was reduced, given it would result in a similar permission to 2023/91293.