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:	**2025/62/91165/E**
Site Address:	15, Dickinson Gardens, Eightlands, Dewsbury, WF13 2TT
Description:	Erection of two storey front and side 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.

Emma Thompson

AUTHORISED OFFICER

Date: 22-Jul-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91165
Location	15, Dickinson Gardens, Eightlands, Dewsbury, WF13 2TT
Proposal	Erection of two storey front and side extension
Publicity end date	03/07/2025
Number of representations received	One.
Kirklees Local Plan Allocation/Designation	Unallocated, Bat Alert, LB Airport Consult, DEVELOPMENT_HIGH_RISK_AREA
Extension to Time (EoT)	**Yes – 22nd July 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 (Kirkburton)	No	N/A
Planning History	No	N/A

Consultations required	Yes – Highways Development Management (informal)	The application site is within an area where there's no off-street parking - and parking is for residents only. although there's no parking spaces, on balance for the additional one parking space it wouldn't significantly increase parking in the area. Highways Development Management do not object.

Assessment

The Kirklees SPD sets out that two storey front extensions should comply with certain parameters set out in paragraph 5.22 on page 30 (and listed below) and if they do not, they need to be justified:

Two Storey Front Extensions Should:	**Yes - COMPLY**	**No - JUSTIFY**
ideally be visually smaller in relation to the original house;		No – the extension is in line with the ridge of the extension and the external walls. Weight is afforded to the individual style characteristics of the majority of dwellings on the street and whilst the host property is one of a small number of the same house type, the street is a mix of semi-detached and terraced dwellings of varying design.
be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house;		No - the house is set back from the pavement; the extension is not considered to cause detriment to the street scene whereby front projections are evident. The siting of the dwelling is not part of a linear form and as such in this case it is considered there is sufficient justification. Refusal based on the

		impact of the two-storey element to the front could not be substantiated in this case.
have a roof design that follows the form of the existing roof; and	The proposed extension has been designed with a gable roof, in-keeping with the host property.	
retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens.		No gap is retained, however, this is considered acceptable due to the host property sitting on a lower ground level to neighbouring property number 17. It is also considered that the front extension does not project beyond the front elevation of the neighbouring property and in this case, it would not seem reasonable to refuse the application on this basis.

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraph 5.20 on page 29 (and listed below) and if they do not, they need to be justified:

Two Storey Side Extensions Should:	**Yes - COMPLY**	**No - JUSTIFY**
not take up all or most of the space to the side of a house;	Yes – the extension does not cover more than half of the total area around the original house. The proposed extension projects out by approximately 1.65m which is in keeping with the SPD. Considered acceptable. Ample space will be retained to the front and rear of the house.	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and	N/A – the dwelling is a corner plot and it is considered a terracing effect would not occur as a result of the two-storey side extension.	

be set back at least 500mm from the front wall of the house.		No – the proposed two storey side extension results in the creation of a front extension which would form a two-storey gable. In terms of this part of the development and the requirements of the SPD, the house is set back from the pavement, the extension is not considered to cause detriment to the street scene whereby (two-storey) front projections are evident.

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character:

The site to which the application site relates to is number 15, Dickinson Gardens, Eightlands, Dewsbury, WF13 2TT. The property is a two-storey semi-detached dwelling constructed from brick and is roofed with concrete tiles. The property benefits from a garden to the front and rear. The property is situated within a residential area and the street scene encompasses several dwellings that vary in terms of size, design and scale.

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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The extension is generally modest in scale, the proposed development would not appear overly prominent. The proposed development would be located to the front and side of the property and will not negatively impact the character or street	✓

		scene across the frontage of the property.	
Impact on original house	• 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	• 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 front and side of the property. The proposed development consists of a a two-storey extension to the front and a two-storey extension to the side.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Facing materials to match exiting.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The two-storey side and front extensions form a gable end roof. The roof styles are acceptable as they are in-keeping with the original roof style of the host property.	✓
Window proportions	• 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 the proposed extension, which would be in-keeping with existing building.	✓
Accessibility for all users	• KDP 17of 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: Are the considerations in the following table acceptable?

The main properties affected are:

- 17 Dickinson Gardens – The front extension does not project beyond the front elevation of this property, as such, it is considered that the two-storey front extension will not have any impact on this property.
- 11 Dickinson Gardens – given the distance between these properties, it is considered that there will be no impact on this property.
- 19 and 23 Brook Gardens – these properties shall see an increase in bulk and massing, however, given the distance between the dwellings, it is considered that there will be no impact on these properties.
- There are no dwellings to the back of this application site.

	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)	• 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)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As above.	✓
Remaining garden space of application property	• 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: Are the following acceptable?

	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	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Parking is predominantly provided on-street, which remains acceptable due to the location of this property and the neighbouring houses – off the main through-fare. The Kirklees Highways Design Guide indicates that while Kirklees Council recommends that four-bedroom dwellings or larger should ideally provide three off-street parking spaces. However, factors such as the development's accessibility, public transport availability, and local car ownership levels should also be considered. In this case, the scheme does not propose any on-site parking for the dwelling due to the topographical levels of the site. Consequently, officers are concerned that the development could intensify residential use at the site. Despite these concerns, it has been observed that the dwelling is located within a semi-sustainable area, with close proximity to public transport links. Given the site's logistics	✓

		and the inability to provide on-site parking, officers do not believe the highway safety concerns are significant enough to warrant a refusal of this application. KC Highways Development Management team were also consulted on this application and do not object to this application. They concluded that the application site is within an area where there's no off-street parking - and parking is for residents only. although there's no parking spaces, on balance for the additional one parking space it wouldn't significantly increase parking in the area.	
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Maintains appropriate access and off-street parking.	✓
Provision for waste storage	• 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: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in	**Further comments**	**✓ / X / N/A**

	the Kirklees Local Plan and the NPPF		
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	N/A	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	N/A	✓
Carbon Budget / Climate change statement	• 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	• 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.	✓

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 via neighbour notification letters.

Final publicity date expired: 3rd July 2025

In response to publicity, one representation was received, which raised the following supporting comment:

I live directly next door to the applicant. And I fully support his application. He has discussed the matter with me, and I am fully in support of his plans, and I have no objections. The application would provide extra space for his family and provide the necessary privacy the elder children require. The housing market is very condensed, and this application would provide real practical solutions to the problems the applicant faces without the upheaval of having to move from the area where he and his family have settled. The family are the best neighbours in the world, and I would urge you to grant all required permissions for this application.

Conclusion:

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: CONDITIONAL FULL PERMISSION

Decision Authorisation - Delegated Powers
Application Number:
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.

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
Block Plan	25-005-P-03-Existing and Proposed Site plan		19-May-2025
Location Plan	25-005-P-01 - Location plan		19-May-2025
Grouped Plans and Elevations.	25-005-P-02-Existing and Proposed Plans and Elevations		19-May-2025
General	Climate Change Statement		19-May-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: 17/07/2025