

**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>2025/62/91342/W</b>
Site Address:	118, Sycamore Avenue, Golcar, Huddersfield, HD3 4SH
Description:	Erection of single storey front extension and rear dormer
Recommending Officer:	Joanna Rednall

**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: 27-Aug-2025**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2025/91342
<b>Location</b>	118, Sycamore Avenue, Golcar, Huddersfield, HD3 4SH
<b>Proposal</b>	Erection of single storey front extension and rear dormer
<b>Publicity end date</b>	18 <sup>th</sup> July 2025
<b>Number of representations received</b>	None received
<b>Kirklees Local Plan Allocation/Designation</b>	Unallocated
<b>Extension to Time (EoT)</b>	<b>EoT Date: 27<sup>th</sup> August</b>
<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>	✓	

### 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

	<b>YES / NO</b>	<b>SUMMARY</b>
Negotiations/Amendments during course of application	Yes	Officers raised concerns with the applicant’s agent regarding the rear dormer’s substantial size and scale, and its impact upon visual amenity. Following this, multiple discussions were held, and several sets of amended plans were submitted. The final revised plans, received on

		11th August 2025, were considered acceptable by officers, and the application has been progressed to determination on the basis of these plans.
Parish/Town Council comments sought	No	
Planning History	Yes	2024/91855 - Erection of two storey side extension
Consultations required	No	

### **Assessment**

The applicant is seeking planning permission for erection of single storey front extension and rear dormer. The front extension projects ~1.3m from the south-east facing elevation and extends ~7.1m in width. The extension is designed with a lean-to roof measuring ~2.6m at eave height and ~3.8m to the ridge. This extension is finished in matching materials to the host building (brick walls with a grey tile roof).

The dormer is proposed to the rear roof slope, measuring ~7m in width, ~2.4m in height and ~3.5m in depth. The application form states the former would be clad in grey, similar colour to the roof tiles.

The Kirklees SPD sets out that front and dormer extensions should comply with certain parameters set out at paragraphs 5.4 and 5.14 on pages 27, 31 and 32 (and listed below) and if they do not, they need to be justified:

<b>Single storey front extensions permitted where:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
The house is set well back from the pavement or is well screened	Yes – the dwelling is set well back from the pavement (around 10m), and is well screened by hedging to the front and sides.	
The extension is small, subservient to the original building, well-designed and would not harm the character of	Yes – the extension is modest in scale and replicates the projection, height, and design of the adjoining front extension at No.	

the original house or the area	1120 Sycamore Avenue. As such, it reflects the existing design of the neighbouring property and would not harm the character of the surrounding area. Its scale and proposed materials are also considered to be in keeping with the original dwelling, ensuring its character is retained.	
The materials and design match the existing features of the original house	Yes - The proposed materials of brick walls and a grey tile roof would match the materials of the original house. To ensure the development has an appropriate visual impact, these materials can be secured by a condition.	
The extension would not unreasonably affect the neighbouring properties	The modest scale of the front extension prevents any significant harm to any neighbouring properties.	
<b>Dormer extensions should:</b>		
relate to the appearance of the house and existing roof		The dormer does not follow the appearance of the existing pitched roof, as it features a flat roof design. While this design is not ideal, the reduced scale of the dormer significantly lessens its visual prominence when viewed from local vantage points to the rear, particularly from Elmfield Avenue. Consequently, the overall impact on the

		character of the property and surrounding area is minimized and would not be detrimental.
be designed in style and materials similar to the appearance of the existing house and roof	Acceptable for the reasons above.	
not dominate the roof or project above the ridge of the house		Whilst the dormer remains flush with the ridge line, officers consider the revised width, now comparable to that which could be constructed under permitted development rights. As such, the visual impact is now considered more acceptable. Given the extent to which a dormer to rear could be constructed upon the rear roof slope in any event of a similar design and scale it is considered this represents sufficient justification for the dormer the subject of this application. This conclusion is drawn having regard to previous roof additions and the volume they represent has a combined volume of 62m <sup>3</sup> . Given the potential to omit part of the scheme (front porch) and fact the proposal would see resultant roof slopes of 12m <sup>3</sup> volume above that achievable under permitted development rights (potentially less were the porch omitted)

		on balance it is considered that the scheme is acceptable given the realistic fall back for a structure of a similar size and scale and design to be sited on this part of the roof.
be set below the ridgeline of the existing roof and within the roof plane	Acceptable for the reasons above.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	The proposed windows would be generally consistent with the positioning of existing openings on the host property.	

### **Design and Visual Amenity:**

#### Summary of local street scene/character:

118, Sycamore Avenue is a two-storey semi detached property constructed from brick. The property benefits from a lawned garden to the front, side and rear with boundary treatments consisting of hedges. The site is located within a wider residential area consisting of semi detached and terrace properties, with the dominant construction material being brick. To the north-west of the site is a convenience store.

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>	The adjoining neighbour at No. 120 Sycamore Avenue benefits from a front extension of matching scale and design, and the proposed extension would align with this. The proposed	✓

		materials would match those of the host property, ensuring the development remains in keeping with the character and appearance of the 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>	<p>The front extension is single storey in height, features matching materials, and has a modest projection, ensuring it would not have a significant impact on the character or appearance of the original dwelling.</p> <p>The rear dormer would occupy just over half of the rear roof slope; however, the original roof form and the two-storey side extension would remain clearly visible, ensuring the dormer appears as a proportionate and sympathetic addition that remains subservient to the original dwelling.</p>	✓
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> <li>• Chapter 12 of the NPPF</li> </ul>	Acceptable for the reasons above.	✓
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 materials of the front extension can be conditioned to match the host dwelling. A condition will also be included to secure the colour finish of the rear dormer.	✓
Roof style	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c)</li> </ul>	Acceptable for the reasons above.	✓

	<ul style="list-style-type: none"> <li>and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>		
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>	Residential in style and in keeping with the host.	✓
Accessibility for all users	<ul style="list-style-type: none"> <li>• KDP 17 of the SPD</li> <li>• Policy LP24 Design (f)</li> <li>• Chapter 12 of the NPPF</li> </ul>	Private domestic extension – the front extension would provide an additional access point into the property.	✓

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:

- 120 Sycamore Avenue – adjoining neighbour to the north. The front extension would align with the projection of the neighbouring property, and as such, it is not considered that any issues of overlooking, overbearing, or overshadowing would arise beyond the existing relationship. The rear dormer would face the rear garden of the application site and would not result in any harmful loss of privacy to the occupants of No. 120 Sycamore Avenue.
- 78 Elmfield Avenue – neighbouring property to the rear. The proposed dormer would introduce additional openings at second-floor level facing the neighbouring property at No. 78. These windows would be approximately 8.8 metres from the side elevation of No. 78, which contains two first-floor windows. Given this separation distance, the development is not considered to result in a harmful overlooking impact, particularly as the dormer windows would be directed towards the side elevation of No. 78 rather than its private rear amenity space.

Furthermore, weight is given to the fallback position that a dormer of similar size, scale, and siting could be constructed under permitted development rights. Taking this into account, the proposed development is considered to have an acceptable impact on the residential amenity of the neighbouring property.

	<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>	Acceptable for the reasons above.	✓
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>	Acceptable for the reasons above.	✓
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>	Over half the existing garden space would be retained.	✓

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>	No alterations to highway access.	✓
Parking provision	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> </ul>	The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the	✓

	<ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>	dwelling would remain as existing. With this being the case, proposed parking arrangements are considered to be acceptable.	
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>	None shown on plans, however it is considered there is sufficient space within the red line boundary to accommodate 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)</li> <li>Policy LP33 Trees</li> <li>Chapter 12 of the NPPF</li> </ul>	N/A	N/A
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> </ul>	The rear garden and landscaping would be retained to allow for run-	✓

	<ul style="list-style-type: none"> <li>Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>	off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	
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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:**

Summary of Representation	Officer response	Addressed ✓ / X / N/A
None received		✓

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:** 2025/91342

**Officer Recommendation:** Approve

**Conditions**

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 front extension hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

**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.

4. Notwithstanding the plans submitted the materials of construction of the walls of the rear dormer hereby approved shall be of a dark grey colour finish which shall be retained thereafter.

**Reason:** In the interests of visual amenity to accord with policy LP24 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Front Extension and Rear Dormer	2516/01B	-	11/08/2025
Application form	-	-	15/05/2025
Climate Change Statement	-	-	22/05/2025

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.

Officers sought amendments to reduce the size of the rear dormer to ensure the development would have an acceptable impact on visual amenity.

**Report Dated:** 18/08/2025

Low coal