



Appeal Decision

Site visit made on 15 September 2025

by **P Eggleton BSc(Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 September 2025

Appeal Ref: APP/Z4718/D/25/3371463

52 Woodside Crescent, Batley, West Yorkshire WF17 7DY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Muhammad Fayyaz against the decision of Kirklees Council.
 - The application reference is 2025/62/91497/E.
 - The development proposed is a dormer window and raised roof.
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Decision

1. The appeal is allowed and planning permission is granted for a dormer window and raised roof at 52 Woodside Crescent, Batley, West Yorkshire in accordance with the terms of the application, reference 2025/62/91497/E, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan PP-14039867v1 and 154-Arch.2025.
 - 3) The materials to be used in the construction of the external surfaces shall match those used in the existing dwelling.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The proposal would result in the original roof of this extended end terraced dwelling being raised by half a metre and a dormer window being inserted into the rear roof slope. The council's concern relates to the raising of the roof only.
4. The increased height of the roof would require a steeper pitch. The change in roof pitch and the greater height of the ridge would result in only a very limited change in the relationship between the roof of the existing side extension and the proposed roof. The higher roof would however materially change the relationship with the attached property which currently has a matching roof line. Given that this area of housing is on a hill, there are variations in roof heights across the area. The adjacent terrace includes a step in the eaves and ridge heights to match the slope of the land. The change in ridge height and pitch to accommodate the retained eaves position, as proposed, would differ from the change in levels of the

neighbouring terrace, but not to the extent that it would be a particularly noticeable or prominent alteration.

5. Given the limited changes proposed and with the use of matching materials, the proposed works would not result in harm to the overall character or appearance of the area. It would represent a positive investment and achieve additional accommodation without unacceptable consequences for the appearance of the house or the wider area. Although the change in roof pitch would be at odds with the uniform design of these houses, it represents an acceptable solution in these particular circumstances given that it would offer a high standard of amenity for the residents. It would not result in a subservient addition but on balance, it would not result in unacceptable conflict with the design objectives of policy LP24 of the Kirklees Local Plan 2019.
6. The House Extensions & Alterations Supplementary Planning Document 2021 does not anticipate alterations such as this. However, as the raising of the roof element of the proposal would not result in a poorly designed roof extension, it would not conflict with its overall objectives. Similarly, it would not conflict with the design aspirations of the National Planning Policy Framework.
7. In conclusion, the proposal would have a suitable appearance and would not detract from the character or appearance of the area. As there are no other matters that weigh significantly against the proposal, I allow the appeal.
8. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. I have imposed a condition to require that the materials would match the existing to ensure that the development would have a satisfactory appearance.

Peter Eggleton

INSPECTOR