

**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>2025/62/91819/W</b>
Site Address:	78, Birchington Avenue, Birchencliffe, Huddersfield, HD3 3RB
Description:	Erection of dormer extension and alterations to roof
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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 02-Oct-2025**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2025/91819
<b>Location</b>	78, Birchington Avenue, Birchenclyffe, Huddersfield, HD3 3RB
<b>Proposal</b>	Erection of dormer extension and alterations to roof (hipped to gable end roof alteration, erection of rear dormer, rooflights at front)
<b>Publicity end date</b>	15 <sup>th</sup> August 2025
<b>Number of representations received</b>	None.
<b>Kirklees Local Plan Allocation/Designation</b>	Unallocated, Bat Alert, LB Airport Consult, DEVELOPMENT_LOW_RISK_AREA
<b>Extension to Time (EoT)</b>	<b>Yes – 3<sup>rd</sup> October 2025</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	No	N/A

Parish/Town Council comments sought (Kirkburton)	Yes	No objections
Planning History	No	2021/92495 - Erection of rear dormer extension and alterations to roof - Conditional Full Permission
Consultations required	No	N/A

This planning application is a resubmission of the scheme previously approved by virtue of planning application reference 2021/92495.

### **Description of Proposal**

Erection of rear dormer extension and alterations to roof

The hipped roof would be converted to a gable roof with the same roof ridge height as host extending 3.4m from the hip. Materials would be concrete tile to match host.

Dormer Extension:

The proposed dormer is to be erected to the rear of the gable roof.

Dormer = 1.6m (height) x 4.3m (width) x 2.5m (depth) = 8.6 cubic metres

The dormer will be faced with PVC grey boarding to the cheeks and front, to match the existing roof tile colour used to infill the dominant roof. It would be flat roofed in felt.

With regard to fenestration, glazing is proposed on the rear elevation of the dormer. This is in the form of two windows.

In conjunction with the dormer, three small velux windows are proposed to be erected within the primary roof elevation facing the road. This would serve to relocate bedroom 3 to the roof.

### **Assessment**

#### **Hipped to Gable Roof Alteration**

The proposal shows the existing hipped roof on a symmetrical pair of semi-detached dwellings to be altered to a gable, to provide additional space in the roof. The street scene of Birchington Avenue has hipped roof forms which would be a diversion from the character of the street scene however this doesn't require planning permission as it would constitute permitted

development within the GPDO and therefore in terms of this application it is considered that this element of the development is acceptable. The overall height of the proposed roof conversion will remain consistent with the height of the existing roof. The materials used for the conversion will match those of the existing structure, ensuring that the new roof blends seamlessly with the character and aesthetic of the site.

The Kirklees SPD sets out that dormer window extensions should comply with certain parameters set out at paragraph 5.27 on page 32 (and listed below) and if they do not, they need to be justified:

Dormer windows should:	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
relate to the appearance of the house and existing roof;	Yes - regarding design, the proposed dormer would demonstrate a resemblance to the original dwelling in terms of roof design and is set well within the roof slope.	
be designed in style and materials similar to the appearance of the existing house and roof;	Yes – dormer is designed with a flat roof and would be symmetrical in both construction materials, design and size	
not dominate the roof or project above the ridge of the house;	Yes – proposed dormer does not dominate the roof.	
be set below the ridgeline of the existing roof and within the roof plane; and	Yes – proposed dormer is set below the ridgeline and would not project above the ridge of the house and is located within the roof of the proposed development facing the street scene.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.	N/A – no dormers on neighbouring properties	

**Design and Visual Amenity:**

*Summary of local street scene/character:*

The site to which the application site relates to is number 78, Birchington Avenue, Birchenclyffe, Huddersfield, HD3 3RB. The property is a semi-detached dwelling constructed from stone, brick and pebble dash render and roofed with concrete tiles. The property benefits from an open garden to the front and enclosed garden to the rear, with an open driveway. The property is situated within a residential area and the street scene encompasses several dwellings of a similar appearance.

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 development is generally modest in scale, the proposed development would not appear overly prominent. The proposed development would be located to the rear of the property and will not impact the character or street scene.	✓
Impact on original house	<ul style="list-style-type: none"> <li>• KDP2 of the SPD</li> </ul>	The original property would remain the dominant feature.	✓
	<ul style="list-style-type: none"> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>		

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>	As above. The extension would project across the rear of the property.	✓
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>	To match – considered acceptable.	✓
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>	Considered to be in keeping (hip to gable) and considered acceptable in relation to the dormer.	✓
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>	Modest size windows, including roof lights along the front roof plane, which would be in keeping with existing building.	✓
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 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:*

- 80 Birchington Avenue – Adjoining semi-detached dwelling. The proposed works will not impact this property given that it is located away from the shared boundary.
- 76 Birchington Avenue – Located east of the application site. Shall see an increase in bulk and massing, however, given that there’s a gap of at least 3.6m between the shared boundary, it is considered that there will be no significant impact on this dwelling.
- 95 & 93 Birchington Avenue – located across the road from the application site. Shall see new roof lights along the front elevation of the dwelling, however, given that there is over 24m distance between these properties and the application site, it is considered that there will be no impact on these dwellings.
- 12 & 14 Yew Tree Road – these properties are located to the rear of the application site. These properties will remain unaffected given that the views from the proposed dormer will remain unchanged from the existing. The properties have a separation distance of a minimum of 27m further screened by trees/shrubs to the rear boundary of No. 78’s garden. As such there would be no detrimental impact to overlooking, overshadowing and overbearing to these properties.

	<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 set out 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>	As above.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> </ul>	As above.	✓

	<ul style="list-style-type: none"> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul>		
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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</li> </ul> Parking (f) of the KLP <ul style="list-style-type: none"> <li>• Chapter 12 of the NPPF</li> </ul>	Parking is predominantly provided on-street and in curtilage to the front/side, which remains acceptable due to the location of this property and the neighbouring houses – off the main through-fare. The property also has a driveway big enough to fit two cars after the construction of the proposed development.	✓
Parking provision	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22</li> </ul> Parking (f) of the KLP <ul style="list-style-type: none"> <li>• Chapter 12 of the NPPF</li> </ul>	Maintains appropriate access and off-street incurtilage parking.	✓
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, 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:**

	<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>	N/A	✓
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>	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> <li>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>	The rear garden and landscaping would be retained to allow for runoff. 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:**

N/A

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.

1.       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

2.       The external walls and roofing materials of the gable roof extension hereby approved shall in all respects match those used in the construction of the existing building. The colour finish of the walls of the dormer to rear hereby approved shall match that of the existing roof. The materials of construction and colour finish approved by this condition shall 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.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Planning Drawing	01RevB		15-Jul-2025
Climate Change Statement	Climate Change Statement		07-Jul-2025
Application Form			15-Jul-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 preapplication 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: 29/09/2025**