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:	**2025/62/91829/E**
Site Address:	145, Headfield Road, Savile Town, Dewsbury, WF12 9JJ
Description:	Erection of side dormer
Recommending Officer:	Faiza Bano

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 01-Oct-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91829
Location	145, Headfield Road, Savile Town, Dewsbury, WF12 9JJ
Proposal	Erection of side dormer
Publicity end date	15/08/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	LP Green Space - Strategic Green Infrastructure Network, BatAlert, LB Airport Consult, PD Rights Removed - 2008/93041 & 2010/90061, DEVELOPMENT_HIGH_RISK_AREA
Extension to Time (EoT)	2nd October 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

<u>National</u>

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	

Parish/Town Council comments sought	No	N/A
Planning History	Yes	2006/93062: Erection of Dormer Extensions - Refused 2006/94210: Erection of Dormer Extensions - Conditional Full Permission 2008/93041: Erection of Extension, Porch and Access Ramp - Conditional Full Permission 2010/90061: Erection of Single Storey Extension, Porch and Ramp - Conditional Full Permission 2014/92534: Erection of Single Storey Extension - Conditional Full Permission
Consultations required	No	

Assessment

The application is seeking planning permission for erection of side dormer extension, facing the southeast. The dormer spans a width of 3.4m, 1.7m in depth and 1.6m in height. The dormer is flat roofed and has a tile finish to match the existing roof.

Internally, the dormer would serve as an accessible bathroom with an obscurely glazed window.

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

Dormer extensions should:	**Yes - COMPLY**	**No - JUSTIFY**

relate to the appearance of the house and existing roof		The dormer is designed with a flat roof, which is consistent with previously approved dormers and existing roof. Flat roofs are common for dormer extensions in the surrounding area. For these reasons, the proposed roof design is acceptable in this case.
be designed in style and materials similar to the appearance of the existing house and roof	The dormer is to be finished with tiles that match the existing roof, which creates a harmonious overall appearance.	
not dominate the roof or project above the ridge of the house	The dormer is of a modest scale and sits below the principle roof ridge. The irregular hipped roof of the dwelling prevents the dormer from over dominating the original dwelling's street-facing elevation.	

be set below the ridgeline of the existing roof and within the roof plane	Dormer is set below the ridgeline of the existing roof and is within the roof plane.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	There are no side dormer windows on neighbouring properties in the same roof plane. However, dormers are present on other roof planes, and it is considered that the proposed dormer is in line with the existing.	

Design and Visual Amenity:

Summary of local street scene/character:

The property is located in a residential area characterised by similarly constructed homes, many of which feature varying degrees of modifications, including dormers. The material palette along this row of detached houses primarily includes brick and concrete tiles. Boundary treatments typically consist of close board fencing.

	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 Policy 1 & 2 of the HVNDP Chapter 12 NPPF	The dormer is located within the roof slope of the application site and finished in materials which would be in keeping with the host property and similar dormer extensions within the locality.	✓

Impact on original house	KDP2 of the SPD Policy LP24 Design (c) and (d) of the KLP Policy 1 & 2 of the HVNDP Chapter 12 of the NPPF	The dormer is set down and set back from the front allowing the original roof form to remain clearly visible around it at the front. This design prevents the dormer from appearing disproportionate or dominant on the host dwelling's roof.	✓
Height, scale and massing	KDP 1 and 2 of the SPD Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Acceptable for the reasons above.	✓
Facing materials and detailing	• KDP 9 of the • SPD • Policy LP24 • Design (d) (iii) of the KLP Policy 1 & 2 of the HVNDP Chapter 12 of the NPPF	The proposed finish matching the existing roofing materials.	✓
Roof style	• KDP 1 and 2 of • the SPD Policy • LP24 Design • (a), (c) and (d) of the KLP Policy 1 & 2 of the HVNDP Chapter 12 of the NPPF	Flat roof – visually acceptable appearance. Additionally, this style is consistent with similar dormer extensions in the surrounding area.	✓

Window proportions	• KDP 1 and 2 of the SPD Policy LP24 Design (a), (c) and (d) of the KLP Policy 1 & 2 of the HVNDP Chapter 12 of the NPPF	Small and domestic in style.	✓
Accessibility for all users	• KDP 17of the SPD Policy LP24 Design (f) Policy 1 & 2 of the HVNDP Chapter 12 of the NPPF	Private domestic extension – no alterations to access.	✓

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:

<u>The main properties affected are:</u>

- 143 Headfield Road – No impact on this dwelling as the proposed works are located on the other side.

- 147 Headfield Road – There is considered to be minimal impact on this dwelling, owing to the presence of an obscurely glazed window and the fact that any potential overlooking would be directed toward the roof plane of the property. While the two dwellings are in relatively close proximity, the proposal is not anticipated to result in any significant harm in terms of overshadowing, loss of light, outlook, or privacy.

- There are properties to the front and rear, however given that the former faces the southeast, it is considered that there will be no impact on these dwellings.

	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) Policy 2 of the HVNDP Chapter 12 of the NPPF	Acceptable for the reasons above.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	KDP 4, 5, 6 of the SPD Policy LP24 Design (b) Policy 2 of the HVNDP Chapter 12 of the NPPF	Acceptable for the reasons above.	✓
Remaining garden space of application property	KDP 7 of the SPD Policy LP24 Design (b) and (c)	The entire garden would be retained as a result of the development.	✓
	• Policy 2 of the HVNDP • Chapter 12 of the NPPF		

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:

	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	No alterations to access.	✓

Parking provision	KDP 15 of the SPD Policy LP22 Parking (f) of the KLP Chapter 12 of the NPPF	No additional bedrooms are proposed – parking provision remain unaffected.	✓
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 accommodate bin 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:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	**Further comments**	**✓ / X / N/A**
Impact on trees	KDP 13 of the SPD Policy LP24 Design (d) (i) (iv) Policy LP33 Trees Chapter 12 of the NPPF	N/A	N/A

Impact on ecology	KDP 12 of the SPD Policy LP30 Policy 13 of the HVNDP Chapter 15 of the NPPF	Bat Alert layer - The building is in good order, well-sealed and unlikely to have any significant bat roost potential. A cautionary note is recommended.	✓
Carbon Budget / Climate change statement	KDP 8, 9, 10 & 11 of the SPD Policy LP51 Policy 12 of the HVNDP 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 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

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: 2025/91829
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, policies 1, 2 12 and 13 of the Holme Valley Neighbourhood Development Plan 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.

4. The development shall not be occupied until the bathroom window on the dormer hereby approved has been obscurely glazed (to a minimum Grade 4). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing (to a Grade 4) shall thereafter be retained.
   Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan, the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as

amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan, Existing Elevations and Floor Plans	01A _ Existing	-	03-Jul-2025
Proposed Elevations and Floor Plans	02B _ Proposed	-	03-Jul-2025
Application form	-	-	03-Jul-2025
Climate Change Statement	CCS	-	03-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 2015 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

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