

**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:	2025/62/91857/W
Site Address:	1, Bowness Drive, Dalton, Huddersfield, HD5 9PY
Description:	Erection of single storey side extension and front dormer
Recommending Officer:	Joshua Merriman

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.

Danielle Cooper

AUTHORISED OFFICER

Date: 09-Dec-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91857
Location	1, Bowness Drive, Dalton, Huddersfield, HD5 9PY.
Proposal	Erection of single storey side extension and front dormer.
Publicity end date	05/12/2025 – The application was readvertised as a result of the single storey front extension being omitted and a new proposed single storey side extension.
Number of representations received	7.
Kirklees Local Plan Allocation/Designation	The application site is located an area with history of swift nesting records, but is otherwise unallocated in the Kirklees Local Plan.
Extension to Time (EoT)	Yes – 09/12/2025
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	✓	

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
- NPPF Chapter 15 – Conserving and enhancing the natural environment

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 30** – Biodiversity and Geodiversity

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 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	Yes	The initial proposal of a front extension was deemed unacceptable, therefore, a revised scheme for the development of a

		side extension has instead been submitted which is considered acceptable.
Parish/Town Council comments sought	No	
Planning History	No	
Consultations required	No	

Assessment

The application seeks permission for the erection of a single storey side extension and front dormer.

The proposed side extension will project 2.68m from the side elevation of the existing building, with a maximum height of 4m, eaves height of 2.59m, and a depth of 7.53m.

This places the side extension into a position to benefit from permitted development fallback, enhancing the acceptability of the development.

The proposed dormer will project a maximum of 3.1m from the original roof, with a maximum height of 1.87m, eaves height of 0.82m, and a width of 4.28m.

The Kirklees SPD sets out that front extensions and single storey side extensions should comply with certain parameters set out at paragraphs 5.14, 5.15, 5.16, 5.17, and 5.4 on pages 27, 28, 31, and 32 (and listed below) and if they do not, they need to be justified:

Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Due to the limited scale of the extension and position in relation to the closest neighbouring windows, it is considered that reasonable levels of natural light will be allowed to habitable rooms in neighbouring properties.	

Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	There are no side windows in the extension, and all neighbouring dwellings to the front and rear of the extensions are considered to be an adequate distance away from the proposal.	
Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The extension does not extend more than two thirds of the width of the original house.	
not exceed a height of 4 metres	The maximum height of the proposal is 4m, not exceeding the 4m allocated.	
be set back at least 500mm from the original building line to allow for a visual break	The development is set back at least 500mm from the front elevation of the existing house.	
Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof	The dormer is considered to relate well to the appearance of the house and existing roof.	
be designed in style and materials similar to the appearance of the existing house and roof	The extension is to be designed in a similar style and sympathetic materials to the existing house and roof.	
not dominate the roof or project above the ridge of the house	The dormer does not dominate the roof or project above the ridge of the house.	
be set below the ridgeline of the existing roof and within the roof plane	The dormer is entirely set below the ridgeline of the existing roof and entirely within the roof plane.	
be aligned with existing dormer windows on neighbouring properties	There are no dormer windows on neighbouring dwellings,	

in the same roof plane where relevant	however, it is considered that the proposed dormer window is centrally aligned and would set a good precedent in the street scene given its modest size.	
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Design and Visual Amenity:

Summary of local street scene/character:

The application site relates to 1, Bowness Drive, Dalton, Huddersfield, HD5 9PY, a semi-detached bungalow faced in brick and stone walls, with a pitched tiled gable roof, and uPVC windows and doors. The dwelling lies in a relatively uniform street scene, with surrounding properties on Bowness Drive being similar in size, scale, character, appearance, and age, however, properties on the road adjacent, Coniston Avenue, are greater in scale and have slightly differing appearances. Furthermore, the application property benefits from an area of amenity space and a hard-standing parking area to the front, as well as further amenity space to the rear.

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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	Given the limited scale of the extensions and the use of matching materials, it is considered that there will be no significant impact upon the local character and street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	Again, due to the limited scale of the extensions and the use of matching and sympathetic materials, it is considered that there will be no significant impact upon the original house.	✓

Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Both proposals are considered to be subservient to the original house with regard to height, scale, and massing.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	The side extension will be faced in brick and stone, with both extensions utilising UPVC windows and doors to match the original building. It appears that the dormer will be faced in cladding which is not a sympathetic material that would match the materials of the roof tiles of the host building. It is therefore considered necessary to impose a condition to ensure the dormer is faced in vertically hung tiles which match those used in the construction of the existing building.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Both extensions will use a pitched tiled roof to match that of the host property.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	All windows proposed in the development are considered to be proportionate to those in the existing building with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD 	Private domestic extension – no alternate	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (f) • Chapter 12 of the NPPF 	access arrangements required.	
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As mentioned, a condition has been added to the end of this report ensuring the dormer is faced in materials to match those used on the existing roof of the dwelling. This is because the dormer is the first of its type to be erected in the street scene, therefore, it wholly sympathetic materials must be ensured and no significant impact on the local character must also be ensured.

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:

- 3, Bowness Drive, Dalton, Huddersfield, HD5 9PY – Adjoined neighbour to the North West.
- 2, Bowness Drive, Dalton, Huddersfield, HD5 9PY – Opposite neighbour.
- 119, Coniston Avenue, Dalton, Huddersfield, HD5 9PZ – Neighbouring property to the South East.
- 121, Coniston Avenue, Dalton, Huddersfield, HD5 9PZ – Opposite neighbour.

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	As there are no windows in the side elevations of either extension, and the windows to the front of the side extension are considered to be an adequate distance away from opposite neighbours, it is considered that there will be no significant impact upon privacy of neighbours.	✓
Impact on light and outlook of neighbours (to	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD 	It is noted that No. 119 is situated on a lower land level to that of the	✓

sides, rear and front)	<ul style="list-style-type: none"> • Policy LP24 Design (b) • Chapter 12 of the NPPF 	<p>application site. Given the modest scale of the side extension, which does benefit from permitted development fall back position, along with a separation distance of 2.5m, the proposed side extension is not considered to result in unacceptable loss of light or outlook to neighbouring properties. The proposed front dormer will not result in any adverse harm given that it is set well within the front roof plane of the host property.</p>	
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	<p>As aforementioned, due to the limited scale of the side extension which could be constructed via permitted development due to its size and scale, along with there being sufficient separation distances to No. 119, it is considered that there will be no significant impacts upon neighbouring properties with regard to overbearing or overshadowing. It is also noted that the side extension is situated north of No. 119 which ensures the extension will not result in any significant overshadowing impact. The proposed front dormer will not result in any adverse harm given that it is set well within the front roof plane of the host property.</p>	✓
Remaining garden space of	<ul style="list-style-type: none"> • KDP 7 of the SPD 	<p>At least 50% of the current garden space on site will be retained,</p>	✓

application property	<ul style="list-style-type: none"> • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	which is considered to be an acceptable amount.	
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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:

	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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	The extensions are set well back from the highway and therefore will have no significant impact upon highway safety.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	Although the number of bedrooms in the property will increase from one to two as a result of the proposal, and the hard-standing parking area to the side of the dwelling will be removed, space will remain to the front of the property for two off-street parking spaces as detailed within the submitted plans, making the parking provision acceptable.	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Although nothing specific is detailed within the submitted plans, there will be adequate space on site for 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:

	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	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	While the site is within a swift nesting layer, the nature of the proposal is not considered to have significant impacts to roosting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts the applicant of their private responsibilities if any signs of swifts or potential to disturb those protected species are found.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the	✓

	<ul style="list-style-type: none"> Chapter 14 of the NPPF 	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"> 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:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
No Design & Access Statement has been submitted.	This is not required for an application of this nature.	✓
A 1m wide access is not retained at the side of the property.	The side extension has been designed in this way to meet the needs of a disabled user, and reducing the size of the development would cause the extension to fail to meet the needs of its user, therefore, it is considered that in this case forgoing a sizeable external access to the rear garden is acceptable. It is also noted that the side extension could be constructed under permitted development.	✓
What parking provision is made available at the property.	This is addressed in the 'Highway Safety' section of this report.	✓
The dormer is shown with a window facing NE, surely a SW elevation would be better.	This comment is noted, however as the dormer is a small addition that is well designed to the front of the property, it is considered visually acceptable. In addition, there are no concerns to impact on residential	✓

	amenity from the proposed front dormer.	
The present street scene would be affected by this application as all other bungalows have access to the rear and are either detached or semi-detached.	This is addressed in the 'Visual Amenity' section of this report.	✓

It is noted that there are other objections that have been received regarding this application, however, they comment on the initially proposed development detailing a front extension rather than the amended plans showing a side extension. As a result, they are not considered relevant to the new plans and current 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: 2025/91857

Officer Recommendation: Conditional Full Permission

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 side 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 face and cheeks of the front dormer hereby approved shall be faced in vertically hung tiles which shall in all respects match those used in the construction of the existing building. The dormer shall thereafter be retained with this finish.

Reason: In the interests of visual amenity and to accord with LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If swifts are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	2529 04A	-	05/12/2025
Application Forms	-	-	24/07/2025
Climate Change Statement	-	-	24/07/2025

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. The initial proposal of a front extension was deemed unacceptable, therefore, a revised scheme for the development of a side extension has instead been submitted which is considered acceptable.

Report Dated: 09/12/2025

