

**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:	2025/62/92281/E
Site Address:	7, Crown Flatt Way, Dewsbury, WF12 7TE
Description:	Erection of single storey rear extension with part two storey and part single storey side extension
Recommending Officer:	Elenya Jackson

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 07-Oct-2025

OFFICER REPORT

Site Description

7, Crown Flatt Way, Dewsbury, WF12 7TE a two-storey detached dwelling which currently benefits from its own driveway, an integrated garage and private rear garden.

The properties within the vicinity are cohesive in appearance as they are of similar scale, design and materials and there are few examples of extensions within the street scene.

The prevailing character of the area is residential in nature.

Description of Proposal

This application has been received for erection of extensions to the dwelling. These comprise the following:

A two-storey side extension would infill behind the existing garage and include a first floor extension above the garage. The two storey side extension would extend 2.6m beyond the side elevation of the dwelling, have a depth of 7.7m and a maximum height of 7.3m.

A single storey rear extension would project 4m beyond the rear elevation of the dwelling and have a maximum height of 3.4m

The proposal would be constructed with all external facing materials matching the existing dwelling.

Relevant Planning History

2008/93948: Erection of extensions and conservatory. Full conditional permission.

History of Negotiations

No alterations were requested during the course of the application.

Representations

The application was advertised by site notice which expired on 2.10.2025.

One representation has been received which raised the following concerns:

- Loss of light
- Overbearing
- Disruption during construction
- Out of keeping

- Parking
- Noise
- Impact on Property value

Consultation Responses

No formal consultations deemed necessary in this instance.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).. On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP2** – Place shaping
- **LP21** – Highway safety and access
- **LP 22** Parking
- **LP 24** – Design
- **LP 30** – Biodiversity and Geodiversity

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places
- Chapter 15- Conserving and enhancing the natural environment

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conditions
- 7) Conclusion

1) Principle of development

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning considerations, including visual and residential amenity, as well as highway safety.

2) Impact on visual amenity

Key Design Principle 1 of the House Extensions and Alterations supplementary planning document (SPD) state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area of the street scene. Furthermore, Key Design Principle 2 of the HEASPD goes onto state that extensions should not dominate or be larger than the original dwellinghouse and should be in keeping with the existing building in terms of scale, materials, and details.

Section 5:22 of the House Extensions and Alterations SPD refers to two storey side extensions and states:

- They should ideally be visually smaller in relation to the original house.
- Be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house.
- Have a roof design that follows the form of the existing roof
- Retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens.

Officers have reviewed the two storey element of the proposal. The proposal's width would be delineated by the existing ground floor development on site. The proposal is not set back from the front elevation of the existing dwelling, but it would be set back from the projecting front gable element of the dwelling which would enable it to appear subservient, There are other examples of properties within the street scene which have a similar design to the proposed two storey extension, namely no.9 Crown Flatt Way, and this design is original to the development of the site. The wider residential development has an overall character of very closely spaced detached dwellings. It is therefore considered that the design of the two storey extension would not be out of keeping with the character of the area. It is also considered that there would still be adequate spacing between the properties should the proposal receive permission.

The proposals would also include a single storey rear extension.

Section 5 of the House Extensions and Alterations SPD refers to rear extensions and states that these extensions will only be permitted when:

- They in-keeping with the scale and style of the original house
- Do not normally cover more than half the total area around the original house (including previous extensions and outbuildings).
- Do not exceed 4 metres in height.
- Do not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The proposal would extend 4m beyond the rear elevation of the host property and have an eaves height of 2.5m. It is acknowledged that the proposal would not be set off the boundary by 1m; however, officers consider that the rear

extension would not be visible from the public realm. This element would replace an existing conservatory which has a similar projection. As such, the proposed extensions would comply with Policy LP24 of the KLP, KDP1 & KDP2 of the House Extensions and Alterations SPD and advice within chapter 12 of the NPPF.

3) Impact on residential amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 (c), which sets out that proposal should promote good design by, amongst other things, minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect of Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Design Principle 7 for outdoor space.

Impact on 5 Crown Flatt Way: is located to the east of the application site.

Overlooking: The proposal would not feature any side facing windows and as such, would not result in a loss of privacy to the occupants of No.5.

Overshadowing/loss of light/overbearing: The proposal would not extend beyond the rear elevation of the host dwelling at first floor level and would not intercept the private amenity space of no.5. At ground floor level, the proposed single storey extension would require the demolition of the existing garage and would therefore move development away from the shared boundary between the dwellings. Officers consider that the orientation of the dwellings would prevent any significant overshadowing or overbearing impact.

Impact on 9 Crown Flatt Way: is located to the west of the application site.

Overlooking: The proposal would not feature any side facing windows and as such would not result in a loss of privacy to the occupants of No.9

Overshadowing/loss of light/overbearing: The proposed two storey extension would be screened by the host dwelling. The proposed single storey extension would have an eaves height of 2.5m and would not sit within the vertical visibility splay of any habitable room windows at no.9.

It is considered that no other properties would be impacted by the proposals due to existing separation distances or being screened by the host dwelling.

4) Impact on highway safety

The proposals would result in the loss of the existing integral garage, however the existing full width driveway to the front of the dwelling would be retained and this allows for provision for 3 vehicles to be parked off-street. As such the scheme would be acceptable in terms of highway safety and as such would comply with Policies LP21 and LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

5) Other matters

Carbon Budget

The proposal is a small-scale development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

Biodiversity Net gain:

Whilst considering Biodiversity, Key Design Principles 12 –13 of the House Extensions and Alterations SPD, Policy LP 30 of the Kirklees Local Plan and Chapter 15 of the NPPF is relevant.

The proposal would be considered to be relatively small scale and form part of a householder application. As such, it is proposed that this would require no additional compensation or mitigation to improve biodiversity to make it acceptable in line with KDP 12-13 of the SPD and Policy LP30 of the Kirklees Local Plan.

6) Representations

One representation has been received because of site publicity. This raised the following concerns:

- Loss of light

Officer response: The proposal's impact on neighbouring properties has been assessed in section 3 of the report. It is considered that due to the proposal's orientation to no.5, the two-storey element of the proposal not extending beyond the existing development at no.5 and the single storey extension being further away than the existing garage at the application site, no significant issues would arise regarding loss of light.

- Overbearing

Officer response: The proposal's impact on neighbouring properties has been assessed in section 3 of the report. It is considered that the two-storey element of the proposal would be screened from no.7 and not extend beyond existing development at no.5.

- Disruption during construction

Officer response: Due to the proposal being for extensions to a residential property, it is considered that any disruption would be limited in duration and this would not comprise a material planning consideration in any case.

- Out of keeping

Officer response: The proposal's impact on the character of the area has been assessed in section two of the report. It is considered that the design of the proposal is reflective of properties which are original to the development.

- Parking

Officer response: The proposal would result in the loss of the integral garage at the site, however three off-street parking spaces would still be provided which would be in accordance with the Council's Highway Design Guide for a four-bed dwelling.

- Noise

Officer response: The proposal would retain the existing use on site as a residential dwelling. Any disputes surrounding disruption to neighbours would be covered under separate legislation.

- Impact on Property value

Officer response: This is not a material planning consideration.

7) 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. As set out above, 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: Approve

Decision Authorisation – Delegated Powers

Application Number: 2025/92281

Officer Recommendation: Approve

Conditions/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 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22 and LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8 & 15 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

3. The external facing and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the original dwelling. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan and site plan	Sheet 1		12.08.2025
Existing and proposed front elevations	Sheet 3		12.08.2025
Existing and proposed floor plans	Sheet 2		12.08.2025
Existing and proposed side elevations	Sheet 4		12.08.2025
Climate change statement			12.08.2025

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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No alterations have been sought as none were considered necessary.