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:	**2025/62/92309/E**
Site Address:	39, Beckett Road, Dewsbury, WF13 2DD
Description:	Erection of extensions and alterations
Recommending Officer:	Jennifer Booth

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 19-Feb-2026

OFFICER REPORT

Site Description

39 Beckett Road is a larger attached dwelling constructed of dressed sandstone with a natural slate roof and prominent chimney stacks. The principal elevation is symmetrical in appearance, with a central entrance door flanked by evenly proportioned sash-style windows to either side, and further openings at first floor level. There is a further two storey element on the west side which projects slightly further than the main building. The building presents a formal and traditional character in keeping with its period. There is also a single storey element along the west side boundary to the front of the property.

The property is set away from the highway off an access lane, benefitting from an extensive front garden predominantly laid to lawn. A long, straight, paved driveway runs centrally through the front curtilage, providing access from the street to the principal entrance. The garden space to the front is open and exposed, framed by boundary trees and low planting.

It is noted that the property lacks any rear amenity space. The rear elevation of the dwelling directly backs onto an access lane, with limited scope for usable private outdoor provision. Consequently, the property's external curtilage is concentrated to the front.

The surrounding area is residential with a mix of house type although the surrounding properties are similar in terms of age.

Description of Proposal

The applicant is seeking permission for extensions to the front.

The ground floor would project between 5.8m and 7.4m in a stepped arrangement across the full width of the two storey house. There would be an additional single storey extension of the existing single storey of 5.5m. The first floor would be set back with projections of between 5.8m and 4.8m.

The plans show the front of the property would include changes to fenestration layout and would include ashlar stone and quoins. The roof form over the ground floor elements would be flat with hipped roofs over the first floor elements with the greater projection and flat roof bridging between.

The walls would be constructed using stone with tiles for the roof covering.

Relevant Planning History

None

History of negotiations

Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2024 encourages negotiation/engagement between Local Planning Authorities and agents/applicants, this is only within the scope of the application under consideration. The agent was made aware that officers had significant concerns regarding the scale and design. Amended plans were provided. However, these did not represent significant enough amendments to overcome officer concerns.

Representations

The application was advertised by site notice, which expired on 09/10/2025

As a result of the above publicity, two representations have been received. The material planning matters raised are summarised as follows:

- The works would overdevelop the site.
- The design is not in keeping with the property or area.
- The level of extension would not be subservient.
- Overshadowing & overbearing impact on the neighbouring properties.
- The loss of mature trees.
- Potential impact on bats.
- Drainage.

Consultation Responses

K.C. Trees – informal discussion after reviewing the submitted tree plan and details. No concerns.

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).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map

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
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** - Design
- **LP 30** – Biodiversity
- **LP 33** – Trees
- **LP 53** - Contaminated land

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.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

<u>Principle of development</u>:

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 & Alterations SPD and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

Impact on visual amenity:

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

The proposed single and two-storey front extensions are of a significant and prominent scale which is not adequately mitigated by the dwelling's set-back position within the plot. As a result, the development would appear visually dominant within the street scene. The extensions are not subservient in scale or form, contrary to the guidance set out in paragraph 5.13 of the SPD, and their overall massing is considered excessive when viewed in relation to the host dwelling. The proposals would significantly alter the simple and legible form of the existing building through the introduction of additional bulk and detailing, resulting in an incongruous and over-developed appearance. Despite the varied character of the surrounding area, the scale and design of the extensions would fail to respect the established character of the dwelling and would cause harm to visual amenity, contrary to paragraph 5.14 of the SPD. The use of matching materials, including stone walling and tiled roofing, is insufficient to overcome the fundamental concerns relating to scale, dominance, and lack of subservience.

Having taken the above into account, the proposals would result in significant harm to the visual amenity of the host dwelling and the wider street scene. The development fails to comply with Policy LP24 of the Kirklees Local Plan, as the form, scale and layout of the extensions are excessive and visually dominant. Furthermore, the extensions would not constitute a subservient addition to the existing dwelling, instead appearing incongruous and out of keeping with its original form, contrary to criteria (a) and (c) of Policy LP24. The proposal is also in conflict with KDP 1 and KDP 2 of the House Extensions & Alterations SPD, which seek to ensure that extensions respect the scale, character and appearance of the host property. As such, the development would fail to achieve the aims of Chapter 12 of the National

Planning Policy Framework in securing high-quality and visually appropriate design.

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 proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

There are no properties directly to the front which could be affected by the works proposed. The immediate property to the east, 35 Beckett Road has recently been acquired by the applicant.

Impact on 31 Beckett Road

The neighbouring property to the east, is separated from the site by the adjoining 35 Beckett Road which has recently been bought by the applicant. Given the separation between the properties, the proposed extension would not result in any overshadowing or overbearing. Furthermore, the screening between the properties together with the separation is such that there would be no loss of privacy.

With regards to the impact on the adjacent 31 Beckett Road, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Impact on 49 Beckett Road

The adjacent property to the south west occupies a position some 18m from the host property. Given the spatial relationship and separation, the proposed extensions would result in no overlooking, overshadowing or overbearing.

With regards to the impact on the adjacent 49 Beckett Road, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local

Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Impact on highway safety:

The proposals will result in some intensification of the domestic use. However, the parking area to the front of the property would not be affected by the proposed extension and is considered to represent a sufficient provision.

Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

Other matters:

Biodiversity

The application has been submitted with a bat survey which concludes that the building is unlikely to have any significant bat roost potential. Even so, a cautionary note should be added that if bats are found during the development, then work must cease immediately and the advice of a licensed bat worker sought and a condition could be added requiring bat boxes if minded to approve.

Carbon Budget

The proposal is a small scale domestic 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.

There are no other matters for consideration.

Representations:

Two representations have been received. The material planning matters raised are summarised as follows:

- The works would overdevelop the site – **Response:** *it is noted that the property only has a garden area to the front as the rear of the site forms an access lane. The front garden is very long and as such, despite the level of extension proposed, the dwelling would retain a very reasonable amenity space. Officers are concerned regarding the scale of development which would not appear subservient.*

- The design is not in keeping with the property or area – **Response:** *the design adds details which are out of context with the host property and the area*.
- The level of extension would not be subservient – **Response:** *the design and scale of extension to the front would not appear subservient to the host property*.
- Overshadowing & overbearing impact on the neighbouring properties – **Response:** *The impact on the adjacent dwellings has been fully considered within the residential amenity section of this report*.
- The loss of mature trees – **Response:** *the application was submitted with tree information and a plan. These have been reviewed by the tree officer and no concerns have been raised*.
- Potential impact on bats – **Response:** *The application has been submitted with a bat survey which concludes that the building is unlikely to have any significant bat roost potential. Even so, a cautionary note should be added that if bats are found during the development, then work must cease immediately and the advice of a licensed bat worker sought and a condition could be added requiring bat boxes if minded to approve*.
- Drainage – **Response:** *Bat activity has been considered and addressed*.

Proposed conditions

None as the recommendation is for refusal.

Conclusion:

This application to erect single and two storey extensions to the front of 39 Beckett Road has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations SPD, the National Planning Policy Framework and other material considerations.

The proposed single and two-storey front extensions, by virtue of their scale, massing, and design, would appear visually dominant and fail to read as subordinate additions to the host dwelling. The extensions would result in an excessive and overdeveloped form, significantly altering the simple and character of the existing building and introducing incongruous bulk and detailing that would be prominent within the street scene. The development would therefore fail to respect the character and appearance of the host dwelling and would cause harm to visual amenity. To permit the proposals would be contrary to Policy LP24 of the Kirklees Loca Plan, KDP1 & KDP2 of the House Extension & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

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. For the reasons set out above it is considered that the development would not constitute sustainable development and is therefore recommended for refusal.

Recommendation **Refuse**

Decision Authorisation - Delegated Powers
Application Number: 2025/92309
Officer Recommendation: Refuse
Reasons for refusal

1. The proposed single and two-storey front extensions, by virtue of their scale, massing, and design, would appear visually dominant and fail to read as subordinate additions to the host dwelling. The extensions proposed are significant additions of an overdeveloped form, significantly altering the simple character of the existing building and introducing incongruous mass and detailing that would be prominent within the street scene. The development would therefore fail to respect the character and appearance of the host dwelling and would cause harm to visual amenity. To permit the proposals would be contrary to Policy LP24 of the Kirklees Loca Plan, KDP1 & KDP2 of the House Extension & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location plan	-	1102765	27/08/2025
Existing floor plans ground & basement	002	1101968	27/08/2025
Existing floor plans first & roof	003	1101967	27/08/2025
Existing elevations front & side	004	1101966	27/08/2025
Existing elevations rear & side	005	1101965	27/08/2025
Proposed site plan	001	1124094	10/11/2025
Proposed floor plan ground floor	007	1124095	10/11/2025
Proposed floor plan first floor	008	1124096	10/11/2025
Proposed front elevation	009	1124097	10/11/2025
Proposed rear elevation	010	1124098	10/11/2025
Tree constraints	-	1101972	27/08/2025
Climate change statement	-	1102630	27/08/2025
Ecology	-	1101973	27/08/2025
Tree schedule	-	1101971	27/08/2025

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 2024 and otherwise actively engaged with the applicant in dealing with the application.

The agent was made aware that officers had significant concerns regarding the scale and design. Amended plans were provided. However, these did not represent significant enough amendments to overcome officer concerns.

Report Dated 17/02/2026