

**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>2025/62/92608/E</b>
Site Address:	46, Stockhill Street, Dewsbury, WF13 2JD
Description:	Erection of front extension and garage with storage space above, roof lift and erection of dormers to rear elevation and associated alterations
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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 18-Nov-2025**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2025/92608
<b>Location</b>	46, Stockhill Street, Dewsbury, WF13 2JD.
<b>Proposal</b>	Erection of front extension and garage with storage space above, roof lift and erection of dormers to rear elevation and associated alterations.
<b>Publicity end date</b>	30/10/2025
<b>Number of representations received</b>	Two objections received – discussed in more detail in the following report.
<b>Kirklees Local Plan Allocation/Designation</b>	Unallocated in the Kirklees Local Plan. The application site is located within a bat alert layer as well as an area with presence of great crested newts.
<b>Extension to Time (EoT)</b>	No
<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>	✓	

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
- **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 9: Construction materials
- Key design principle 12: Natural environment
- 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>
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Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	<p>2024/93257 – Demolition of existing garage and erection of single storey side extension with associated alterations – Conditional Full Permission.</p> <p>2025/90764 - Erection of single storey side extension and associated external alterations – Conditional Full Permission.</p> <p>2025/91871 - Prior approval for enlargement of dwellinghouse by erection of additional storey – Details Approved.</p> <p>It is noted that the proposal could not be undertaken in conjunction with the other approved developments other than the outbuilding the subject of this application.</p>
Consultations required	No	

### **Assessment**

The application seeks permission for the erection of front extension and garage with storage space above, roof lift and erection of dormers to rear elevation and associated alterations

The proposed front extension to the would project 1.7m, with a maximum height of 5.18m, eaves height of 3.25m, and would infill a section to the front to create a squared dwelling which is currently a L shape.

The garage outbuilding is proposed to have a maximum height of 5.8m, eaves height of 3.47m, depth of 7.1m, and a width of 5.16m.

The dormer on the rear roof plane of the dwelling would project 4.43m, with a maximum height of 2.06m, eaves height of 1.81, and a width of 15.39m.

The proposal would see the height of the dwelling raised, such that the eaves would be 3.5m and topmost part of the roof would be 5.8m.

The Kirklees SPD sets out that front extensions should comply with certain parameters set out at paragraph 5.14, 5.4, and 5.6 on pages 3, 27, 31, and 32 (and listed below) and if they do not, they need to be justified:

<b>Single storey front extensions permitted where:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
The house is set well back from the pavement or is well screened	The property is well set back from the pavement and will remain so post development.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	The front extension is considered to be subservient to the existing building and well-designed as not to harm the character of the original house or surrounding locale.	
The materials and design match the existing features of the original house	The front extensions will be constructed using matching or sympathetic materials which are considered to have no significant impact upon the street scene.	
The extension would not unreasonably affect the neighbouring properties	Given the adequate distance between the application property and neighbouring dwellings, it is considered that the extensions are not large enough with regard to projection and overall massing to have unreasonable impacts upon neighbouring properties.	
<b>Outbuildings should:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
be subservient in footprint and scale to		The proposed garage is subservient in footprint.

the original building and its garden taking into account other extensions and existing outbuildings		Whilst of a large eaves / ridge height, it is noted it is sited adjacent to a highway and site used as a school. In this context the size of the outbuilding is considered to be acceptable having regard to the varied street scene from which it would be viewed.
be set back behind the building line of the original building so that they do not impact on the street scene;	The outbuilding is well set back behind the building line of the original house as not to impact upon Stockhill Street and its location within Mitre Street is such it would read as an outbuilding to the host property.	
preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost	At least 50% of the existing amenity space will be retained, which is considered to be appropriate to the potential number of occupants.	
<b>Dormer extensions should:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
relate to the appearance of the house and existing roof	The proposed dormer is considered to relate well to the appearance of the house and existing roof in terms of colour finish.	
be designed in style and materials similar to the appearance of the existing house and roof		The dormers will be faced in composite vertical cladding in dark grey, matching the colour of the existing roof tiles, and would be sited to the rear. There is a varied street scene in the locality and the

		visual impact of the design of the dormers is not considered to be detrimental to the visual amenity of the host property / wider locality in this case notwithstanding the size and scale of the proposal.
not dominate the roof or project above the ridge of the house		The dormer is located to the rear and whilst it would be to the whole of the rear roof slope it is not considered to be of a design that dominates the existing roof given its siting to the rear and would be marginally set in and back, furthermore the dormer does not project above the ridge of the house. It is noted that a similar designed dormer could be sited to the rear of the existing roof slope through utilising pd rights, which is a potential fall back which is afforded weight in forming this conclusion.
be set below the ridgeline of the existing roof and within the roof plane	The dormer is set below the ridgeline of the existing roof and entirely within the roof plane.	
be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant	The dormer window would be well aligned with neighbouring dormers on rear roof planes.	

**Design and Visual Amenity:**

*Summary of local street scene/character:*

The application site refers to 46, Stockhill Street, Dewsbury, WF13 2JD, a detached bungalow faced in sneck and jump stone walling, with a concrete

tiled, pitched, gable roof, and grey uPVC windows and doors. The application property is located in a very varied street scene, being surrounded by single and two-storey properties of differing sizes, scales, characters, appearances, and ages. Furthermore, the application dwelling benefits from a hard-standing parking area and amenity space to the front, as well as garden space to the side and rear of the house.

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>	As the outbuilding and rear dormer will not be largely visible from the front of the dwelling, and the front extensions are considered to be reasonable in scale and use sympathetic 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"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	It is considered that the scale of the extensions are not unsympathetic to the original house, and the use of materials to match, or be sympathetic to, the existing building will cause no significant impact on the original house.	✓
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>	All extensions to the existing building are considered to be subservient to the host dwelling with regard to height, scale, and massing.	✓

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>	<p>The front extensions and garage will use sneck to match the existing building, and dark grey uPVC windows and doors which are considered as sympathetic to the dwelling. The proposed rear dormer will be faced in composite vertical cladding in dark grey with dark grey uPVC windows, which are both also considered to be sympathetic to the host property. The materials of construction are demonstrated in the submitted plans and application form. An appropriately worded condition will be included to ensure the materials of construction are acceptable.</p>	✓
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>	<p>Concrete roof tiles will be utilised on all extensions to match the roof of the existing building.</p>	✓
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>	<p>All windows proposed in the development are considered to be proportionate to those existing in the dwelling with regard to size and positioning.</p>	✓
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>	<p>Private domestic extension – no alternate access arrangements required.</p>	✓

The proposed redevelopment of the site is considered to have an acceptable impact taking account of the varied street scene and context it would be viewed. Whilst the outbuilding and front extension are of a size and scale which may not be suitable in other contexts in this case it is considered justification for their size and scale is present. The design of the existing dwelling is such that the frontmost part of the dwelling is not being protruded further forward than by the proposed development and the increase in height of the dwelling is such that, taking account of the planning history and street scene, it would not have a significant visual impact.

It is therefore considered that in this case given the varied street scene which the site is viewed against the design of the proposal is acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

### Residential Amenity:

The main properties affected are:

- 48 Stockhill Street, Dewsbury, WF13 2JD – Property to the east
- 13, Stockhill Street, Dewsbury, WF13 2JD – Property to the north.
- 14, Stockhill Street, Dewsbury, WF13 2JD – Neighbouring property to the West.
- 17, Stockhill Street, Dewsbury, WF13 2JD – Opposing neighbour.
- 2, Mitre Street, Dewsbury, WF13 2JD – Neighbouring property to the West.
- 4, Mitre Street, Dewsbury, WF13 2JD – Neighbouring property to the South West.

	<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>	As there are no side windows proposed, and neighbouring properties to the front of the site are an adequate distance away, it is considered that there will be no significant increase in overlooking as a result of the proposal and the development would have an acceptable impact upon the privacy of neighbours. Whilst first	✓

		floor openings are proposed, the properties to the north are in excess of 25m in distance and dwellings to the south are over 35m in distance.	
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 the extensions are not of a significant scale and there is an adequate distance between the application dwelling and neighbouring properties, it is considered that there will be no significant impact upon light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> <li>• KDP 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>	As aforementioned, the extensions are not considered to be close enough to neighbouring properties to have a significant impact regarding overbearing or overshadowing.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul>	The application property will retain at least 50% of its current garden space, which is considered to be an acceptable amount.	✓

The proposal would increase the height of the dwelling, and include a dormer to the rear, the nearest dwelling is at a distance of 3.8m from the nearest dwelling, to the east. The impact of the increase to the eaves and ridge height is not considered to be to such a degree whereby refusal of permission could be substantiated on this ground. This conclusion is drawn on the basis of the distance between the properties and fact the extent the host property is beyond the rear elevation of the nearest dwelling to the east by 2.7m. Having regard to the separation distance and scale of the proposal it is concluded the impact to the nearest dwelling to the east (no.48) is not to such a degree to warrant refusal on grounds of overshadowing / oppressiveness.

The outbuilding, whilst of a reasonable size and scale is in excess of 17m from the front of properties to the west (2 & 4 Mitre Street). This distance is sufficient to ensure the impact would not be unduly oppressive / overbearing or lead to unacceptable levels of overshadowing.

Openings are in the roof slope of the outbuilding, there could be potential for views to be taken from these openings to the rear of the property to the east

of the site and to properties to the west. It is considered reasonable therefore to require these openings to be obscure glazed to prevent unacceptable levels of overlooking from occurring and given these windows would serve an outbuilding.

On the basis of the inclusion of the recommended condition, it is considered the proposal would have an acceptable impact in relation to residential amenity of neighbouring occupiers and 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 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	The extensions are set far enough back from the nearest highway to have no significant impact on highway safety.	✓
Parking provision	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Although the number of bedrooms at the property will increase from three to four, it has been demonstrated in the submitted plans that the application site can provide at least three off-street parking spaces to meet parking provision requirements.	✓
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>	Although nothing specific is detailed within the submitted plans, there is adequate space on site for waste storage.	✓

It is noted that parking is demonstrated on the submitted plans, a condition requiring all surfacing to be permeable is recommended to ensure that the impact is acceptable in this regard.

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>	The proposal is not close enough to have any significant impact upon trees.	✓
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>	While the site is within a bat alert layer and an area with presence of great crested newts, the nature of the proposal is not considered to have significant impacts to roosting/nesting 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 bats or great crested newts or potential to disturb those protected species are found.	✓

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 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
<p>1. Out of character with the surrounding properties</p> <p>2. Proposal is contrary to policy LP24 and the Council's adopted SPD.</p> <p>3. No notification of residents.</p> <p>4. Site notice was not clearly visible in the street</p> <p>5. Concerns regarding prior approval application 2025/91871 including conclusions of that application.</p>	<p><u>Objections 1 &amp; 2:</u> These are addressed within the 'design and visual amenity' section of this report.</p> <p><u>Objections 3 &amp; 4:</u> The Council's Development Management Charter sets out that applications of this type will be publicised by site notice. The Council's DM charter reflects the publicity requirements of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended). A site notice was erected in the vicinity of the site on 9<sup>th</sup> October, publicising the application for the requisite period of time prior to progressing to determination.</p> <p><u>Objection 5:</u> Concerns relating to application 2025/91871 cannot be</p>	✓



and roof of the dormer hereby approved shall be of a dark grey colour finish. The development shall not be brought into use until it has been completed with the materials of construction approved by this condition which 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.

4. The approved pedestrian access and vehicle access, turning and parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

**Reason:** In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Council's adopted House Extensions and Alterations SPD, the Council's adopted Highways Design Guide and the policies within Chapter 9 of the National Planning Policy Framework

5. The development shall not be occupied until the roof lights of the outbuilding hereby approved has been fitted with obscure glazing or permanently affixed film which achieves an obscurity of Pilkington level of four or equivalent. 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 or permanently affixed film shall thereafter be retained for the lifetime of the development.

**Reason:** To ensure no detrimental level of overlooking of neighbouring occupiers occurs, in the interests of the residential amenity of neighbouring occupiers and to accord with policy LP24 b of the Kirklees Local Plan, Principle 3 of the Council's adopted House Extensions and Alterations SPD and Policies within Chapter 12 of the National Planning Policy Framework.

**NOTE:** Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

**NOTE:** All Great Crested Newts and their habitat are fully protected under the EC Habitats Directive, transposed into UK legislation by the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats Regulations 2017 (as amended). It is an offence to A) Kill, injure or take a Great Crested Newt. B) Destroy a place where they live or breed. C) Damage

one of the above places. D) Disturb a Great Crested Newt. It is recommended that works proceed with caution and that works are stopped and Natural England contacted immediately should any Great Crested Newts or evidence of Great Crested Newts be found at site. All contractors on site should be made aware of this requirement.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan	(EX)002	A	23/09/2025
Block Plan	(20)002	A	23/09/2025
Grouped Plans and Elevations as Existing	(EX)001	A	23/09/2025
Grouped Plans and Elevations Final Scheme	(20)001	C	23/09/2025
Application Forms	-	-	23/09/2025
Climate Change Statement	-	-	23/09/2025

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. It was not considered necessary to seek any amendments/further information during the course of this application.