

**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>2025/62/92710/E</b>
Site Address:	69, Ravenshouse Road, Scout Hill, Dewsbury, WF13 3QW
Description:	Erection of first floor rear extension
Recommending Officer:	Faiza Bano

**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.**

Kerri Simpson

***AUTHORISED OFFICER***

**Date: 04-Mar-2026**

## **OFFICER REPORT**

### **Site Description**

69, Ravenshouse Road, Scout Hill, Dewsbury, WF13 3QW is a brick built, semi-detached dwelling with an existing single storey extension to the rear. The property has parking to the front and side and a modest garden to the rear

The property is located on a residential street with similar properties.

### **Description of Proposal**

The application seeks planning permission for the construction of a first-floor rear extension.

The proposed extension would be set in 1.2 metres from the shared boundary with the adjoining property, with a rearward projection of 3 metres and an overall width of 4.2 metres. The roof form would comprise a pitched roof set perpendicular to the main ridgeline.

The external walls are proposed to be constructed in brick, with roof tiles to match those of the existing dwelling, ensuring visual continuity and a coherent appearance.

### **History of Negotiations**

Amended plans were submitted proposing to extend the width of the extension across the full width of the dwelling, including the portion adjacent to the shared boundary with the adjoining property. Further amended plans were requested in order to illustrate the 45-degree impact in an elevational view. The scheme has been assessed accordingly.

### **Relevant Planning History**

2021/93512 - Prior notification for single storey rear extension – Not Required

### **Representations**

The application was advertised by site notice, which expired on the 14<sup>th</sup> of November 2025.

As a result of the above publicity, no representations have been received.

### **Consultation Responses**

None

## **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 27<sup>th</sup> February 2019).

The site is allocated as LP Environmental Designations and LP Green Space on the Kirklees Local Plan Proposals Map and is located within a Bat Alert and LB Airport Consult Area. The Local Plan Proposals Map shows the site is located within a development high risk coal area.

On 12<sup>th</sup> 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

Kirklees Council adopted supplementary planning guidance on house extensions on 29<sup>th</sup> 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 6<sup>th</sup> 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 14 – Meeting the challenge of climate change, flooding and coastal change

## **Assessment**

### 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 & 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.

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The proposed first floor rear extension would be of an appropriate size, scale and design, sitting comfortably below the ridgeline of the host dwelling and projecting modestly from the rear elevation as to appear subordinate. The use of matching materials, including brick for the external walls and tiles for the roof, ensures that the extension integrates seamlessly with the existing building. The proposed detailing is appropriate and consistent with the architectural character of the host property. Overall, the development is considered to be in keeping with the character and appearance of the surrounding area and would not result in any harm to visual amenity.

Having taken the above into account, the proposals would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

#### 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.

#### *Impact on 67 Ravenshouse Road*

There is a gap of approximately 4metres between the host property and the adjacent dwelling which is considered to mitigate the potential for the extension at first floor to result in any overbearing or overshadowing. The windows proposed in the rear elevation would look over the applicants own amenity space with limited potential to result in overlooking.

With regards to the impact on the adjacent 67 Ravenshouse 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 71 Ravenshouse Road*

It is acknowledged that the proposed extension would project past the first floor window serving the neighbouring property. When a line of 45 degrees is drawn from the centre of the window towards the proposed development, in plan view, the proposal would marginally infringe this guideline. However, when the 45 degree test is applied in elevation, the extension remains outside the guideline and therefore complies with this aspect of the assessment.

BRE guidance within the Site Layout Planning for Daylight and Sunlight recognises that where development lies within 90 degrees due south of a neighbouring window, the elevation test provides an additional indicator of potential daylight impact. In this instance, while the proposed extension would lie broadly within due south, it would only marginally infringe the 45 degree

line in plan view and demonstrates compliance with the 45 degree line in elevation due to the pitched roof. While it is acknowledged there would be some loss of daylight/sunlight, on the basis of the above, it is not considered that the development would have a detrimental impact on daylight/sunlight provisions to this property.

While some additional massing would be introduced at first-floor level due to the increased width of the extension, the 45-degree assessment indicates that this would not give rise to harmful overbearing effects. Any existing impacts experienced at ground-floor level primarily arise from the established single-storey projection, and the revised first-floor addition is not considered to materially worsen this relationship.

The proposed rear facing windows would continue to overlook the applicant's own garden area, with no unacceptable increase in overlooking or loss of privacy to neighbouring occupiers.

With regards to the impact on the adjoining 71 Ravenshouse 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.

There are dwellings to the front of the application site, however, it is considered that there will be no impact on these dwellings given that the proposed development is located to the rear.

There are no properties to the rear.

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:

### *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.

### *Bats*

Paragraphs 187, 188, and 193 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The application site is within a 'Bat Alert' layer on the Council's GIS system. Whilst formal comments have not been requested from an Ecology & Biodiversity Officer it is considered that a Bat Survey was not required in this instance. This is due to the fact that albeit the extension will connect into the existing roof, the property in this case appears to be well sealed and maintained with little opportunity for bats.

This is due to the fact the extension would have no impact on the existing roof structure of the host property as the proposal is single storey.

However, as a cautionary measure, and to ensure accordance with the aims of Chapter 15 of the National Planning Policy Framework, a footnote shall be attached to the permission setting out that, should any bats be found using the building then works must cease and appropriate advice sought.

There are no other matters for consideration.

### Representations:

None

### Negotiations:

None

Conclusion:

This application to erect a first floor extension to the rear of 69 Ravenshouse 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. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposals are considered to be acceptable.

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:** 2025/32710

**Officer Recommendation:** Approve

### **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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims 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 to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

**NOTE:** The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

**NOTE:** To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays  
08.00 and 13.00hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

**NOTE:** The Council's GIS system indicates that the property is within a bat roost area and may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone to 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.

Plans and specifications schedule: -

<b>Plan Type</b>	<b>Reference</b>	<b>Web ID</b>	<b>Date Received</b>
Application Form	-		03-Feb-2026
Grouped Plans and Elevations	Proposed Site Plan and Existing Site Plan		03-March-2026
Grouped Plans and Elevations	Existing Ground Floor, Existing First Floor, Existing Roof Plan		03-March-2026
Grouped Plans and Elevations	Proposed Ground Floor, Proposed First Floor, Proposed Roof Plan		03-March-2026
Grouped Plans and Elevations	Existing and Proposed Rear and Side Elevations		03-March-2026

Grouped Plans and Elevations	Existing and Proposed Front and Side Elevations		03-March-2026
Supporting Information	Climate Change Statement		29-Sep-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. Amended plans were submitted by the agent, in order to ensure that the development would not lead to unacceptable loss of light to neighbouring properties, officers requested that the 45 degree line test is shown on plans. The submission was assessed accordingly.

**Report Dated** 03/03/2025