KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 1, Class A.1 (g) Condition A.4

DELEGATED DECISION FOR DISCHARGE OF CONDITION A.4 - NOTIFICATION OF A PROPOSED ENLARGEMENT TO DWELLINGHOUSE

Reference no.	**2025/HH/92797/E**
Site Address	**Laneside, Scopsley Lane, Whitley, Dewsbury, WF12 0NG**
Description	**The proposal is for erection of single storey rear extension. The extension projects 4.36m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.35m, the height of the eaves of the extension is 2.86m**
Recommending Officer	**Joanna Rednall**

DECISION - REFUSAL

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.

Kevin Walton

AUTHORISED OFFICER

Date: 18-Nov-2025

OFFICER RECOMMENDATION

DISCHARGE OF CONDITION A.4 , SCHEDULE 2, PART 1, CLASS A GENERAL PERMITTED DEVELOPMENT ORDER

1. Procedural Matters

Prior notifications for the erection of single storey rear extensions to dwellings are considered against the requirements as set out by the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Schedule 2, Part 1, Class A, condition A.4.

Proposals pursuant to Class A are permitted subject to limitations set out in paragraph A.1 and in the case of Class A.1 (g) subject to the discharge of condition A.4. This proposal relates to development pursuant to Class A where condition A.4 is engaged and for the purposes of this assessment only the limitations for Class A.1 (g) and requirements of condition A.4 are considered. Other limitations within Class A are not considered other than where, in the opinion of the Local Planning Authority, the development does not comply with the limitations within Class A of the Order. Ultimately the responsibility to ensure the development is carried out in full accordance with any planning permission rests with the applicant or property owner/occupier.

Limitations for Class A.1(g) Development

Is the site within a Conservation Area, Article 4 or SSI area?	No
Is any part of the proposal clearly outside the curtilage of the dwellinghouse?	No
If the house is detached and from the information submitted, does the extension extend more than 8 metres from the rear of the original dwellinghouse?	N/A
If the house is not detached and from the information submitted, does the extension extend more than 6 metres from the rear of the original dwellinghouse?	The application form states that the proposed enlargement would project 4.36 metres from the rear wall of the original dwellinghouse. However, when taking into account the existing two-storey rear extension, the total projection of the proposal would be approximately 7.8 metres from the

	original rear wall of the dwelling.
Does the proposal exceed 4 metres in height?	No
Have permitted development rights been removed from the property?	No

Condition A.4

As part of the notification procedure, the Local Planning Authority notify owners or occupiers of adjacent premises of the proposed development by serving notice and allowing 21 days for objections to be made. The Local Authority shall take into account any representations made as a result of the notice given.

Consultation start date : 8th October 2025

Consultation end date : 29th October 2025

1. **Objections**

1.1 Summary of representations: -None received

1. **Assessment**

The property's planning history and aerial imagery shows that a two-storey extension has been erected to the rear elevation. This extension is present on aerial imagery dated 2000 held by the Council and is not present on historic imagery dated 1955 and 1922, indicating it is not an original rearward projection. The proposed single storey rear extension projecting further from the existing enlargement would therefore adjoin a two-storey enlargement.

Sub- paragraph (ja) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015(as amended) provides that where proposed enlargements adjoin an existing enlargement to the original dwellinghouse then both the existing and proposed enlargement are to be considered as one enlargement for the purposes of assessing subparagraphs (e) to (j). In this instance, the combined two and single storey enlargements would have more than one storey and project 7.8 metres from the rear of the dwellinghouse and be within 2 metres of the boundary with an eaves height in excess of 3 metres contrary to subparagraphs (h) & (i).

2. **Recommendation**

Refusal.

The proposed enlargement does not benefit from a general planning permission under Article 3(1) and Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015(as amended) as the proposed enlargement adjoins an existing two storey enlargement to the original dwellinghouse where the combined two and single storey enlargements would have more than one storey and project more than 3 metres from the rear of the original dwellinghouse and be within 2 metres of the boundary with an eaves height in excess of 3 metres contrary to sub-paragraphs (h), (i) and (ja) of Class A.

Report Dated: 11/11/2025