

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:	2025/62/93164/E
Site Address:	267, Spen Lane, Gomersal, Cleckheaton, BD19 4LT
Description:	Erection of extensions, rear dormer and front porch and alterations
Recommending Officer:	Edward Cheseldine

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: 05-Feb-2026

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/93164
Location	267, Spen Lane, Gomersal, Cleckheaton, BD19 4LT
Proposal	Erection of extensions, rear dormer and front porch and alterations
Publicity end date	14-Jan-2026
Number of representations received	0
Kirklees Local Plan Allocation/Designation	N/A
Extension to Time (EoT)	06-Feb-26
Recommendation	Conditional Full Permission

	NO	YES
Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)	✓	
Contrary to previous decision	✓	
Called in by Ward Member	✓	
Significant number of representations received	✓	

If 'No' to all above, proceed with a fast track report

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)
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

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 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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	None required	
Parish/Town Council comments sought	None required	

Planning History		2021/90658 – Erection of fence and gates – Permission granted 2025/90155 - Alterations to two dwellings to form one dwelling, two storey south and west facing extension, external works and internal alterations and Installation of covered porch and additional rooflights – Permission granted
Consultations required	None required	

Assessment

Development is for two, first-floor extensions, dormers and changes to openings. Extensions will be erected on the western and southern aspect of the building.

This proposal differs from application 2025/90155 by introducing two flat roof dormers on the north facing roof plane, changing the position and size of windows and doors on the ground floor and due to modest internal changes. In this case the extant permission is given material weight in the decision.

The Kirklees SPD sets out that two-storey side extensions should comply with certain parameters set out at paragraph 5.22 on page 30 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ideally be visually smaller in relation to the original house		The first-floor west elevation extension will be built above the footprint of the existing conservatory. It projects 2.85m from the original elevation, it is not present on the street scene of Spen Lane due to the bank of protected trees (P2/70/a35) and a high stone boundary wall. The extension is positioned away from Pollard Avenue. Given the public viewpoints of the building, it is not

		necessary to set the extension in from the original dwelling.
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		The dwelling sits adjacent to two separate building rows, one that falls from Burnley Mill Road and one that falls from the east of Spen Lane, the dwelling is separate from these building lines due to the access into Pollard Avenue and orientation of dwellings on Burnley Mill Road. It is not necessary to step the extension back as it will not lead to a terracing effect, or appear disproportionate within a wider context.
Have a roof design that follows the form of the existing roof	The pitched roof will be extended and continued.	
Retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens.	There is a sufficient distance to the boundary.	

The Kirklees SPD sets out that two-storey rear extensions should comply with certain parameters set out at paragraph 5.8 on page 25 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Be proportionate to the size of the original house and garden	The extension is a modest projection, above the existing single-storey projection.	

Not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	Over 50% of the outdoor area will be retained.	
Not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties	The south extension will project 3.75m from the original elevation.	
Not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary	N/A	
Be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre	The extension is not within 1.50m from the property boundary.	
Not adversely affect habitable room windows where they adjoin a neighbour's boundary.	N/A	

The Kirklees SPD sets out that dormer extensions should comply with certain parameters set out at paragraph 5.27 on page 32 (and listed below) and if they do not, they need to be justified:

	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Relate to the appearance of the house and existing roof	Dormers will be placed on the rear facing roof place, they will be present within the streetscene due to the positioning of the building, however the dormer is appropriately sized.	

Be designed in style and materials similar to the appearance of the existing house and roof	They will be clad in dark grey material and timber material, which will blend into the roof tiles.	
Not dominate the roof or project above the ridge of the house	The dormers are set up from the eaves of the dwelling. There is a break between the two dormers.	
Be set below the ridgeline of the existing roof and within the roof plane	Dormers are set down from the roof plane.	
Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.		The dwelling is a relatively independent property.

In addition to the proposed extensions, cosmetic alterations including the following will take place.

- Rendered exterior walls
- Portico on north and south elevation
- Skylights on original roof
- Changes to the size and position of window openings.
- Internal floorplan alterations

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character: The application site regards a detached dwelling. The property is set back 21.00m from Spen Lane. It rests on a corner plot with Pollard Avenue.

The building currently incorporates differing designs and materials as it was two separate dwellings until application 2025/90155 was approved.

The surrounding area is mainly residential with properties of rectangular footprint with pitched roof forms, which are predominately semi-detached.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The dwelling is positioned in a relatively isolated position, due to the access into Pollard Avenue and the distance between other dwellings. It will introduce render, two-storey extensions and dormers that will be visible. Given its relatively isolated position, it is not considered there will be a detrimental impact to the local character of the area.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Extensions and dormers will introduce additional massing, which are subservient to the host building. Minor alterations will occur to the windows to create a more uniformed appearance. Materials of render, metal cladding and wood cladding will present a more modern appearance to the dwelling. Given the overall alterations, the dwelling will appear distinct from other properties within a wider locality, however, it	

		is not considered the changes would amount to harm to the character of the wider area.	
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The massing and scale of the dwelling will be increased from the west and south extensions and due to the dormers. Given the scale of the new dwelling when combined, the extensions are not considered disproportionate.	
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	A white-render material will be used for the external walls. There is currently render on parts of the building. Whilst altering the main external material, it will create a more uniform appearance. The building is distanced from other properties, so it does not appear as an incongruous building within the wider setting.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	A pitched roof will be retained and extended as part of the western elevation. The south extension will form a cross pitched roof which is consistent with the building.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP	The application seeks to regularise the window openings in the dwelling by altering the fenestration and windows openings to create a	

	Chapter 12 of the NPPF	more uniformed appearance. The two-storey south extension contains larger window openings. They are contained within the feature and appear residential.	
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The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity: Are the considerations in the following table acceptable?

The main properties affected are:

- 26-30 Burnley's Mill Road

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	- KDP 3 & 4 of the SPD - Policy LP24 Design (d) (iv) - Chapter 12 of the NPPF	Whilst these properties are located close to the application site, there are no first-floor windows proposed with a view towards these properties. There are ground floor windows, which host views towards these dwellings. Currently there is a stone wall, that obstructs the views from these windows. Therefore, there will be no impact.	
Impact on light and outlook of neighbours (to sides, rear and front)	- KDP 4, 5, 6 of the SPD - Policy LP24 Design (b) - Chapter 12 of the NPPF	Due to distance, there will not be a loss of light or outlook.	

- 1 Pollard Avenue

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	There are already bedrooms with a view towards this property, new outlooks will be introduced from the dormers proposed. It is not considered the proposed changes will alter the existing relationship to the detriment of occupants of 1 Pollard Avenue due to the existing outlooks. However, there are w/c – ensuite windows that will be introduced. To protect the privacy of future and neighbouring occupants, it will be conditioned these windows are obscurely glazed.	
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	Due to distance, there will not be a loss of light or outlook.	

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: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The dwelling will utilise an existing access from Spen Lane. There will be no material change to its use.	
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	There will be up to 6 bedrooms within the dwelling. The Kirklees Highways Design Guide SPD outlines a 4+ bedroom dwelling should have 3 parking spaces which the plans accord with.	
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	There is a suitable access for bins to be stored away from the highway.	

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: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees	There is a bank of protected trees within the site boundary (P2/70/a35). An arboricultural impact assessment and method statement authored by	

	Chapter 12 of the NPPF	Woodsage Consulting, ref: WC-371.1a was submitted under application 2025/90155. KC Trees assessed the report under application 2025/90155, they concluded the details within the report are suitable for ensuring there will be no harm to the protected trees, provided the described methods within the Arboricultural Method Statement are conducted during development. Given this it will be conditioned that the details within Chapter 5 of the report are accorded with.	
Impact on ecology	- KDP 12 of the SPD - Policy LP30 - Chapter 15 of the NPPF		N/A
Carbon Budget / Climate change statement	- KDP 8, 9, 10 & 11 of the SPD - Policy LP51 - Chapter 14 of the NPPF	Small scale domestic development to an existing dwelling. As such, no special measures are 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	- KDP 14 of the SPD - Policy LP24 (d) (vii), LP27 and LP34 of the KLP	The rear garden and landscaping would be retained to allow for run-off. The site is not located within an	✓

Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The external walls shall be faced in a white render, with the southern extension formed of dark grey metal cladding and timber cladding as showing on drawing 20(001)RevA received 04/06/2025. Roof tiles shall match the appearance of the existing roof tiles.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

4. The development shall not be occupied until the W/C and ensuite windows indicated on drawing 20(001) hereby approved has been obscurely glazed (to a minimum Grade 4 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 (to a Grade 4 or equivalent) shall thereafter be retained.

Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

5. The development hereby permitted shall be carried out in strict accordance with the tree protection measures laid out in Section 5 of the approved Arboricultural Method Statement ref: WC-371.1. The approved measures shall be completed prior to the first use of the development and thereafter retained and maintained as such, where appropriate.

Reason: In the interests of protecting retained trees on the site, in accordance with Policy LP33 of the Kirklees Local Plan.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	-	-	03 December 2025
Site plans	(20)002		
Existing grouped plans	(EX)001	-	03 December 2025
Proposed grouped plans	(20)001	-	03 December 2025
Arboricultural report	WC-371.1a	-	03 February 2026
Climate change statement	-	-	03 December 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.

