

**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:	2025/62/93226/E
Site Address:	5, Craven Street, Ravensthorpe, Dewsbury, WF13 3DN
Description:	Erection of single storey front and 3 storey rear extension to incorporate loft conversion
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: 20-Jan-2026

OFFICER REPORT

Site Description

5 Craven Street is a stone built, mid terraced property with a long garden area to the front and a small, open yard area to the rear.

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 to erect a single storey front extension and a three storey rear extension.

The front extension would project 3m from the original front wall of the dwelling and would extend the width of the property with a hipped roof form.

The rear extension would project 1.5m, across the reduced width of the rear elevation and would be across three storeys with a flat roof form.

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 proposed scheme would result in the formation of incongruous features given the size of the front extension and the three storey flat roofed design of the rear extension. Amended plans have not been sought.

Representations

The application was advertised by site notice, which expired on 26/12/2025

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 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

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.

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.

The proposal under consideration consists of two distinct elements which shall be addressed below.

Single storey front extension

Paragraph 5.13 of the House Extensions & Alterations SPD states that front extensions are highly prominent in the street scene. As per paragraph 5.14 of the House Extensions & Alterations SPD, careful consideration needs to be given to ensure that they are carefully designed to limit the potential for them to erode the character, they should be small and subservient to the main house and constructed using appropriate materials.

While the proposed materials would match those of the existing dwelling, the scale of the single-storey front extension cannot be considered modest. Due to its size and prominent position within the row, the extension would appear as an incongruous addition that disrupts the established character and rhythm of the street scene, thereby causing harm to visual amenity.

Three storey rear extension

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.

Although the proposed materials would match those of the existing dwelling, the height and bulk of the three-storey rear extension, combined with its flat-roofed design and the open nature of the rear of the site, would result in an incongruous and visually intrusive addition. The proposal fails to respect the character of the host property and surrounding area, leading to a poorly designed extension that causes harm to visual amenity.

Having taken the above into account, the front and rear extensions proposed would both result in the formation of incongruous feature which represent harm in terms of visual amenity for both the host dwelling and the wider street scene, thereby failing to comply with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout, 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.

There are no properties to the rear which could be affected by the works proposed.

Impact on 3 Craven Lane

The adjoining dwelling to the south west has their front door closest to the shared boundary thereby limiting the impact in terms of overbearing and overshadowing together with any interference with the 45 degree line. The windows in the front elevation would look into the applicant own amenity space.

The rear extension would have a limited projection and the windows of the adjoining property are set in from the host property. As such, there would be no overbearing or overshadowing nor would the extension breach the 45 degree line. The adjoining property has no rear garden area. Furthermore, the windows would look to the land at the rear, which is not private amenity space.

With regards to the impact on the adjoining 3 Craven Street, 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 8 Craven Street

The neighbouring property on the opposite side of the road occupies a position some 32m from the host property. Given the substantial separation, there would be no overshadowing, overbearing or overlooking.

With regards to the impact on the neighbouring 8 Craven Street, 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 7 Craven Street

The adjoining dwelling to the north east has their front door closest to the shared boundary thereby limiting the impact in terms of overbearing and overshadowing together with any potential interference with the 45 degree line. The windows in the front elevation would look into the applicant own amenity space.

The rear extension would have a limited projection. As such, there would be no overbearing or overshadowing nor would the extension breach the 45 degree line from any opening. The adjoining property has no rear garden area. Furthermore, the windows would look to the land at the rear, which is not private amenity space.

With regards to the impact on the adjoining 7 Craven Street, 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, there is space to the front of the dwelling which can host at least two vehicles which 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.

There are no other matters for consideration.

Representations:

None

Proposed conditions

None as the recommendation is for refusal.

Conclusion:

This application to erect a single storey extension to the front and a three storey extension to the rear of 5 Craven Street 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 front extension, due to the projection, would appear out of character with the host property and the neighbouring dwellings within this row and represent the formation of an incongruous feature. To permit the proposals would be detrimental in terms of visual amenity and contrary to policy LP24 of the Kirklees Local Plan, KDP1 & KDP2 of the House Extensions & Alterations SPD and advice within chapter 12 of the National Planning Policy Framework.

The proposed rear extension, due to the poor quality flat roofed design and height, would appear out of character with the host property and the neighbouring dwellings within this row and form an incongruous feature. To permit the proposals would be detrimental in terms of visual amenity and contrary to policy LP24 of the Kirklees Local Plan, KDP1 & KDP2 of the

House Extensions & Alterations SPD and advice within 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: 2025/93226

Officer Recommendation: Refuse

Reasons for refusal

1. The proposed front extension, due to the projection, would appear out of character with the host property and the neighbouring dwellings within this row and represent the formation of an incongruous feature. To permit the proposals would be detrimental in terms of visual amenity and contrary to policy LP24 of the Kirklees Local Plan, KDP1 & KDP2 of the House Extensions & Alterations SPD and advice within chapter 12 of the National Planning Policy Framework.
2. The proposed rear extension, due to the poor quality flat roofed design and height, would appear out of character with the host property and the neighbouring dwellings within this row and form an incongruous feature. To permit the proposals would be detrimental in terms of visual amenity and contrary to policy LP24 of the Kirklees Local Plan, KDP1 & KDP2 of the House Extensions & Alterations SPD and advice within chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location plan	-	1115916	25/11/2025
Block plan	-	1115907	25/11/2025
Existing & proposed plans	-	1115912	25/11/2025
Existing & proposed plans	-	1115911	25/11/2025
Climate change statement	-	1115908	25/11/2025

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 proposed scheme would result in the formation of incongruous features given the size of the front extension and the three storey flat roofed design of the rear extension. Amended plans have not been sought.

Report Dated

15/01/2026

