

**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>2026/62/90006/E</b>
Site Address:	60, Sugar Lane, Dewsbury, WF12 7AL
Description:	Erection of two storey side extension and single storey rear extension including loft conversion with rear dormer, dropped kerb and associated alterations
Recommending Officer:	Jennifer Booth

**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.**

Emma Thompson

***AUTHORISED OFFICER***

**Date: 23-Mar-2026**

## **OFFICER REPORT**

### **Site Description**

60 Sugar Lane is a brick built, semi-detached dwelling with gardens to the front, a drive to the side and enclosed gardens to the rear.

The dwelling faces onto the grounds of Manor Croft Academy and the neighbouring properties are residential with a mix of ages and styles.

### **Description of Proposal**

The applicant is seeking permission to erect a two storey side extension, a single storey rear extension, a rear dormer and alterations to the front to drop the kerb and form parking.

The side extension would be set back 0.5m from the front with a projection of 4.5m to the side, extending the depth of the dwelling with a pitched roof form. A 3m gap would be retained to the side of the dwelling. The roof form would be hipped.

The rear extension is proposed to project 3m from the original rear wall of the dwelling and would extend across the width of the property including to the rear of the proposed side extension with a lean to roof form.

The rear dormer would have a width of 5.4m and a height of 2.3m with the face and cheeks being tile hung.

The walls of the side and rear extensions would be constructed using brick with tiles for the roof covering.

The plans also show enlarging the parking area to the front of the property.

### **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. There were concerns with the width of the side extension and the rear dormer in terms of the formation of an incongruous feature. Amended plans were sought and received which reduced the side extension and the rear dormer. As the changes reduced the overall development, the amendments have not been advertised.

## **Representations**

The application was advertised by site notice, which expired on 09/02/2026

As a result of the above publicity, one representation has been received. The objections are summarised as follows:

- The extension would be out of scale and character with the surroundings.
- Parking concerns.

## **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 UNALLOCATED on the Kirklees Local Plan Proposals Map

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
- **LP 30** – Biodiversity

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.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

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
- Chapter 15 – Conserving and enhancing the natural environment

### **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 four distinct elements which shall be addressed below.

#### *Two storey side extension*

Paragraphs 5.15, 5.19 & 5.21 of the House Extensions & Alterations SPD are of relevance with regards to the side extension as they require the development proposed to be located and designed to minimise the impact on the character of the area, reflect the original building in terms of materials and detailing and ensure adequate space is retained to provide a sense of space.

The proposed two-storey side extension is considered acceptable in terms of visual amenity. The scheme incorporates a suitable set-back and set-down, in accordance with the Council's SPD, ensuring that the extension reads as a subordinate addition to the host property. While the overall width slightly exceeds the recommended two-thirds guideline, this is judged acceptable in this instance given the generous space to the side of the dwelling and the fact that the neighbouring buildings comprise flats of a differing form and character, reducing any risk of terracing or visual imbalance. The proposed materials would match those of the main house, and the architectural detailing is appropriate, ensuring the extension integrates well with the existing property and maintains the character of the streetscene.

#### *Single 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.

The proposed single-storey rear extension is considered acceptable in terms of visual amenity. Its scale is proportionate to the size of the host property and its associated curtilage, ensuring it reads as a subordinate addition and does not overwhelm the existing dwelling. The materials proposed would match those of the main house, helping to maintain visual continuity, and the overall detailing is appropriate to the character and appearance of the property. As such, the extension is not expected to result in any adverse impact on the visual amenity of the site or wider area.

#### *Rear dormer*

In point 5.25 of the House Extensions & Alterations SPD, it does suggest that rear dormers can be considered to be appropriate dependent upon design and size.

The proposed rear dormer is considered acceptable in terms of visual amenity. The dormer has been reduced from the scale shown in the initial

submission and would be set appropriately within the roof plane, ensuring it appears subordinate to the main roof form. It would be clad in grey-finished boarding, which would allow it to blend effectively with the existing roofscape. The overall design and positioning are therefore considered to respect the character of the host property and the wider area.

#### *Enlargement of parking area*

Paragraph 4.43 of the House Extension & Alterations SPD requires consideration when providing parking to the front of a dwelling in terms of the appearance. These should retain as much of the garden and soft landscaping as possible to ensure that the street scene does not be dominated by hard surfacing.

The property has a drive at present. The proposals are to widen the parking area to ensure an adequate parking provision whilst retaining soft hedging to the side boundaries. Whilst more planting would be preferable, the layout would not appear out of character with the area. A small amount of planting is retained.

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.

There are no properties on the opposite side of the road which could be affected by the works proposed.

The rear of the dwelling aligns with the rear most extent of the garden of the neighbouring 1 Pennine Road.

#### *Impact on 6 & 7 Manor Croft*

The flats do not directly align with the host property as they occupy a position further from the road. There are also limited openings in the side elevation of the flats. Given the spatial relationship, the proposals would have limited

impact on the amenities of the occupiers of the flats adjacent with regards to overbearing, overshadowing or overlooking.

With regards to the impact on the adjacent flats 6 & 7 Manor Croft, 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 58 Sugar Lane*

The two storey side extension would be located on the opposite side o the host property to the adjoining dwelling and as such would have no impact on the adjoining dwelling.

The single storey rear extension would be constructed up to the shared boundary with the adjoining dwelling. However, it is a single storey structure with a modest projection which would not result in any significant overshadowing or overbearing. The windows on the rear elevation would face into the applicants own garden.

The dormer would be set up within the roof plane. Whilst it does include a window, this would look into the applicants own garden and would offer no additional opportunities for overlooking than the existing first floor windows.

With regards to the impact on the adjoining 58 Sugar Lane, 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, the plans show that the parking area would be enlarged to provide space for 3 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:

*Biodiversity*

After a visual assessment of the building by the officer, it appears that the building is in good order, well-sealed and unlikely to have any significant bat roost potential. Even so, a cautionary note should be added that if bats are found during the development, then work must cease immediately and the advice of a licensed bat worker sought.

*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:

One representation has been received. The objections are summarised as follows:

- The extension would be out of scale and character with the surroundings – **Response:** *this is a material consideration as it relates to visual amenity. The initially submitted scheme did raise concerns in terms of design and scale. Amended plans have been sought to reduce the scale of the extension proposed to a .*
- Parking concerns – **Response:** *the proposals include the provision of parking which is considered sufficient.*

Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a two storey side extension, single storey rear extension, rear dormer and enlargement of the parking area at 60 Sugar Lane 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:** 2026/90006

**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:** Due to its location, a bat roost 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 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:** 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.

Plans and specifications schedule: -

<b>Plan Type</b>	<b>Reference</b>	<b>Web ID</b>	<b>Date Received</b>
Location plan	PL001	1120777	05/01/2026
Existing floor plans	PL003	1120780	05/01/2026
Existing elevation	PL004	1120779	05/01/2026
Existing 3d views	PL009	1120789	05/01/2026
Proposed site plan	PL002	1129796	09/03/2026
Proposed floor plans	PL005	1129797	09/03/2026
Proposed floor plans	PL006	1129798	09/03/2026
Proposed elevations	PL007	1129799	09/03/2026
Proposed elevations	PL008	1129800	09/03/2026
Proposed 3d views	PL010	1129801	09/03/2026
Planning statement	-	1120794	05/01/2026
Climate change statement	-	1120791	05/01/2026

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.

There were concerns regarding the width of the side extension and the rear dormer in terms of the formation of an incongruous feature. Amended plans were sought and received which reduced the side extension and the rear dormer. As the changes reduced the overall development, the amendments have not been advertised.

**Report Dated**

16/03/2026

