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:	**2026/62/90007/E**
Site Address:	38, Pioneer Street, Thornhill Lees, Dewsbury, WF12 0AJ
Description:	Demolition of existing conservatory and erection of two storey side extension and single storey front and rear extensions including loft conversion with rear dormer
Recommending Officer:	Jennifer Booth

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 25-Mar-2026

OFFICER REPORT

Site Description

38 Pioneer Street is a brick built, terraced dwelling with a drive to the front, path along the side and enclosed garden to the rear. The property has a conservatory at the rear.

The property is located on a residential street with properties of a similar age although some have been extended and altered.

Description of Proposal

The application is seeking planning permission to erect a single storey front extension, two storey side extension, single storey rear extension and rear dormer.

The front extension would be single storey with a projection of 1.5m and would extend across the width of the dwelling with a lean to roof form.

The two storey side extension would project 2.85m from the original side wall towards the front of the property, tapering in line with the boundary. The first floor would be set back 0.3m. The roof form would be hipped.

The single storey rear extension would project 6m from the original rear wall of the dwelling, extending the width of the dwelling and beyond the side to align with the boundary. The roof form would be flat.

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

The rear dormer would have width of 4.2m and a height of 2m with tile hung face and cheeks.

Relevant Planning History

2025/90639 – Certificate of lawfulness for single storey side extension – Refused

2025/90482 – Larger home notification for 6m rear – Agreed

2024/93037 – Erection of two storey side and rear extension – Refused

Representations

The application was advertised by site notice, which expired on 02/03/2026

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

The site is Green Belt on the Kirklees Local Plan Proposals Map

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map. However, the property is sited within the Northfields Conservation Area

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
- **LP 30** – Biodiversity

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.

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.

Planning permission was refused in 2024 for a two storey side and rear extension based on the impact on the adjoining dwelling and the adjacent property. The current scheme has altered elements of the proposal and included the front extension and the rear dormer. Further to this, a Larger home notification for a 6m extension has been agreed. These shall be assessed below.

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.

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.

The proposed single-storey front extension is modest in scale and proportionate to the host dwelling, ensuring it does not appear visually intrusive within the street scene. The use of matching materials and appropriate detailing will maintain coherence with the existing building and preserve its overall character. While front extensions are not a common feature in the immediate street, similar forms of development can be found within the wider area, demonstrating that such additions can be accommodated without causing significant harm to local visual amenity. Given its restrained design and sympathetic integration with the dwelling, the proposal is considered acceptable in visual terms.

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 the 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 acceptable in terms of scale, incorporating a set-back from the front elevation and a set-down from the main ridge, ensuring it remains subordinate to the host dwelling. Although the extension would be built up to the side boundary, the adjacent dwellings are bungalows positioned at an angle to the application site, which helps retain a sense of openness and avoids any impression of over-development. The use of matching materials and appropriate detailing will ensure the extension integrates well with the existing property and maintains its overall character. There are other similar extensions within the wider area, and therefore the proposal would not appear out of character.

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 would occupy a substantial proportion of the rear garden, and its overall footprint is larger than would ordinarily be supported in design terms. However, this scale has already been established as acceptable through the prior approval process under the Larger Home Extension Notification Scheme. To refuse on the basis of any harm would be unreasonable due to the realistic prospect of the agreed proposal. The use of matching materials will ensure a coherent appearance with the host dwelling, and the flat-roof design allows the extension to remain low-level and visually recessive, forming a modern and unobtrusive relationship with the main house. As such, the proposal is considered acceptable in relation to visual amenity.

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 would occupy a significant proportion of the original rear roof plane, resulting in a substantial addition when viewed from the rear. However, the dormer is proposed to be clad in vertically hung tiles to match the existing roof materials, which will help to minimise its visual impact and ensure a coherent appearance with the host dwelling. Similar rear dormers are present within the wider area, demonstrating that this form of development is an established characteristic of the locality. Accordingly, the proposal is not considered to appear out of keeping in visual terms.

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.

<u>Impact on residential amenity</u>:

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 directly to the rear of the host property which could be affected by the works proposed.

Impact on 36 Pioneer Street

Given the limited scale of the front extension, together with the angled relationship between the host property and the adjoining dwelling, there would be no overlooking, overshadowing or overbearing.

The proposed two-storey side extension would run close to the shared boundary, with only a modest footpath separating it from the neighbouring property. The separation distance between the side elevation of the host dwelling and the rear elevation of the adjacent bungalow would be approximately 9.5 metres. While the properties are of different scales, the neighbouring bungalow being single-storey and positioned at an angle to the application site results in a lack of direct alignment between principal windows. This relationship reduces the perceived dominance of the extension and limits any undue sense of enclosure. As such, although the development introduces additional massing, the absence of direct window-to-window alignment is considered to sufficiently mitigate potential impacts, and the proposal is not judged to result in an unacceptable level of overbearing effect. It is also noted that the proposed rear elevation windows would not result in overlooking of the adjacent dwelling.

The single-storey rear extension would be positioned closest to the neighbouring bungalow and would extend along the shared boundary. Although this element would occupy a notable length, it remains single-storey in height and benefits from an agreed Larger Home Extension Notification, which establishes that its scale is acceptable in principle. To refuse on the basis of any harm would be unreasonable due to the realistic prospect of the agreed proposal. The impact of this part of the proposal on the neighbour's amenity is considered more limited, and it would not result in unacceptable levels of overshadowing, dominance or overlooking. On this basis, the single-storey rear element is considered to be justified in this instance.

The proposed rear dormer would be set within the existing rear roof plane and would not project significantly beyond the established roof profile. Owing to its position at roof level, the dormer would not create any additional opportunities for overlooking beyond those already afforded by the existing first-floor rear-facing windows. As such, the development is not considered to give rise to harmful impacts on the privacy or general amenity.

With regards to the impact on the adjacent 36 Pioneer 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 40 Pioneer Street

Thel limited scale of the front extension is such that there would be no overlooking overshadowing or overbearing.

The side extension would be constructed on the opposite side of the host property to the adjoining dwelling and as such would not result in any overlooking overshadowing or overbearing.

The rear extension is now proposed as a single-storey structure with a projection of 6 metres, and the scale of this element has already been established as acceptable through the agreed Larger Home Extension Notification. Although it would be constructed up to the shared boundary, the single-storey height significantly reduces its overall massing when experienced from the neighbouring property. To refuse on the basis of any harm would be unreasonable due to the realistic prospect of the agreed proposal. The windows proposed within the rear elevation would face directly into the applicant's own garden, offering only very limited potential for overlooking towards the adjoining dwelling. On this basis, the revised extension is justified.

With regards to the impact on the adjoining 40 Pioneer 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 61 Pioneer Street

The property on the opposite side of the road occupies a position some 21m from the site. Given the separation distance together with the proposed extensions not resulting in a significant reduction in the space between the properties, there would be no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 61 Pioneer 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.

<u>Impact on highway safety</u>:

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:

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:

None

Negotiations:

None

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 single storey extension to the front, two storey side extension, single storey rear extension and rear dormer at 38 Pioneer 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. 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: 2026/90007
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: -

Plan Type	Reference	Web ID	Date Received
Location Plan	PL001	1120821	05/01/2026
Existing Elevations	PL003	1120814	05/01/2026
Existing Floor Plans	PL002	1120815	05/01/2026
Existing 3D Plans	PL007	1120817	05/01/2026
Proposed Elevations	PL006	1120820	05/01/2026
Proposed Floor Plans	PL004	1120812	05/01/2026
Proposed Floor Plans	PL005	1120811	05/01/2026
Proposed 3D Plans	PL008	1120816	05/01/2026
Climate Change Statement	-	1120823	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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated 17/03/2026