

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:	2026/62/90126/E
Site Address:	1, Jensen Avenue, Dewsbury, WF13 4QX
Description:	Erection of single storey front and rear extensions, erection of two storey side extension and outbuilding, balcony to side elevation, including loft conversion with front and rear dormers 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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 11-Aug-2026

OFFICER REPORT

Site Description

1 Jensen Avenue is a brick built, semi-detached dwelling with gardens to the front, side and 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, front dormer, two storey side extension with balcony and single storey rear extension.

The single storey front extension would project 1.5m from the front wall of the property, extending the width of the dwelling including to the front of the proposed side extension with a lean to roof form for the most part although there is a pitched detail over the front door.

The front dormer would be located centrally within the original roof form with a width of 3.2m and a height of 2.4m. the roof form would be pitched and the dormer would be clad with vertically hung tiles.

The two storey side extension would project 3.5m from the original side wall with a 0.2m set back at first floor. The roof form would be pitched.

The balcony to the side would project 1.3m with a depth of 3.1m. It would be set back 1.5m from the original front of the dwelling and 2.8m from the original rear wall of the dwelling. The pillars would be constructed using stone with a glazed balustrade.

The single storey rear extension would 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. The roof form would be lean to .

The walls of the extensions and outbuilding would be constructed using brick 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 initially submitted plans raised significant concerns in terms of design and scale. Amended plans have been provided which have reduced all elements and removed the outbuilding. As the alterations reduced the scheme, the amended plans have not been advertised. The agent has been made aware that the concerns with the outbuilding have not been overcome.

Representations

The application was advertised by site notice, which expired on 16/02/2026.

As a result of the above publicity, three representations have been received. The materials considerations raised are summarised as follows:

- The single & two storey front extension would be overbearing and intrusive.
- The extensions proposed would be out of character with the area.
- Position of the outbuilding would not be behind the building line.
- Overbearing impact.
- Overlooking.
- Parking.

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.

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

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 on to 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.

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 would project approximately 1.5 metres from the principal elevation and extend across the width of the dwelling, including to the front of the proposed side extension. Owing to its limited depth and single storey form, the extension is considered modest in scale and subordinate to the host property. The design incorporates appropriate detailing and matching materials, ensuring visual coherence with the existing dwelling and preserving its overall character. In this context, the proposal would not appear visually intrusive or dominant within the street scene and would not result in any material harm to the visual amenity of the area.

Front dormer

Paragraph 5.26 of the House Extensions & Alterations SPD requires consideration of the wider area and surrounding buildings when considering whether a front dormer is appropriate. Dormers should be well-designed and small in scale.

The proposed front dormer would be centrally positioned within the original roof slope and is modest in scale. Its size and siting would allow the roof to remain the dominant feature of the dwelling, ensuring the dormer appears subordinate rather than visually prominent. The use of materials designed to

blend with the existing roof would further minimise its visual impact and maintain a cohesive appearance with the host property. In this respect, the proposal would respect the character and appearance of the dwelling and would not result in harm to the visual amenity of the street scene.

Two storey side extension with balcony

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 side extension includes a first-floor element with a minimal set back and set down from the main elevation, which assists in reducing its visual prominence and ensuring it remains subordinate to the host dwelling. Given the generous width of the existing side garden, the proposal would not compromise the sense of space around the property and would not appear cramped or overbearing within the plot. As such, the extension is considered to read as a subservient addition rather than an unduly dominant feature. The materials proposed would match those of the main house, and the detailing is appropriate, ensuring a cohesive and high-quality appearance. While the inclusion of a balcony is an unusual feature in this context, its proportions are limited and carefully controlled, such that it would not detract from the overall character of the dwelling or cause material harm to the visual amenity of the area.

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 extend across a significant proportion of the rear elevation and would result in a reduction of the existing rear amenity space. However, it is noted that the property benefits from a large private garden to the side, which would remain available for outdoor amenity use. The scale of the extension is considered acceptable relative to the size and proportions of the main dwelling and would not appear excessive or visually dominant. The proposed use of matching materials and appropriate detailing would ensure the extension integrates well with the existing property. Overall, the proposal would not result in material harm to the visual amenity of the dwelling or its wider setting.

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 neighbouring properties to the north side of the property.

Impact on 3 Jensen Avenue

The front extension would be built up to the shared boundary with the adjoining property. However, given the limited projection and single storey nature of the extension, there would be no overlooking, overshadowing or overbearing.

The front dormer would be set up within the roof plane with no potential to result in any overlooking, overshadowing or overbearing.

The side extension and balcony would be constructed on the opposite side of the host property to the adjoining dwelling and as such would result in no overlooking, overshadowing or overbearing.

The single storey rear extension would be constructed close to the shared boundary with the adjoining dwelling. Given the single storey nature of the rear extension together with its projection of 3m, there would be no significant overbearing or overshadowing. The windows in the rear elevation would overlook the applicants own amenity space with no overlooking.

With regards to the impact on the adjoining 3 Jensen Avenue, 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 2 Jensen Avenue

Given the 20m separation together with the road itself which lies between the host property and the neighbouring dwelling opposite, there would be no overlooking, overshadowing or overbearing.

With regards to the impact on the neighbouring 2 Jensen Avenue, 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 3 Carlinghow Court

The neighbouring property to the rear is located in relatively close proximity to the host dwelling, with a separation distance of approximately 10.2 metres, and it is noted that this property is a bungalow. Notwithstanding this relationship, the presence of the access lane between the two properties, together with the single storey nature of part of the proposed extension, provides a degree of mitigation in terms of potential overbearing impact and overshadowing. Furthermore, the balcony is modest in scale and is inset from the rear elevation, which would serve to limit opportunities for overlooking and safeguard the neighbouring occupiers' amenity.

With regards to the impact on the neighbouring 3 Carlinghow Court, 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 1 Carlinghow Court

The spatial relationship between the balcony and the neighbouring 1 Carlinghow Court is such that there would be an oblique relationship minimising the potential for overlooking.

With regards to the impact on the neighbouring 1 Carlinghow Court, the scheme is considered to be acceptable 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. The submitted plans show two parking spaces to the front of the property and a

third space by the side garden 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:

Three representations have been received. The materials considerations raised are summarised as follows:

- The single & two storey front extension would be overbearing and intrusive – **Response:** *the initially submitted plans raised concerns in terms of the scale and design being out of character. Amended plans have sought and received which reduced the level of development on the front, removing the two storey element and one of the front dormers which would now form a more subdued relationship.*
- The extensions proposed would be out of character with the area – **Response:** *the initially submitted plans raised concerns in terms of the scale and design being out of character. Amended plans have sought and received which reduced the development removing the first floor front extension, one of the front dormers, one of the rear dormers and reducing the outbuilding and is now considered to form a more cohesive relationship with the main house.*
- Position of the outbuilding would not be behind the building line – **Response:** *Given the prominent position together with the size of the outbuilding, the proposed outbuilding is not considered to be acceptable and has been removed from the scheme.*
- Overbearing impact – **Response:** *the scale of the proposals has been reduced since the initial submission. The impacts on the neighbouring properties has been considered under the residential amenity section of this report.*
- Overlooking – **Response:** *The impacts on the neighbouring properties has been considered under the residential amenity section of this report.*
- Parking – **Response:** *the proposed plans show the provision of three parking spaces 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 single storey front extension, front dormer, two storey side extension with side balcony and single storey rear extension at 1 Jensen Avenue 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 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: 2026/90126

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: 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	1JA-01	1122354	16/01/2026
Site plans	1JA-02c	-	05/08/2026
Existing plans	1JA-03	1122355	16/01/2026
Proposed floor plans	1JA-04c	-	05/08/2026
Proposed elevations	1JA-05c	-	05/08/2026
Climate change statement	-	1122363	16/01/2026

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.

The initially submitted plans raised significant concerns in terms of design and scale. Amended plans have been provided which have reduced all elements and removed the outbuilding. As the alterations reduced the scheme, the amended plans have not been advertised. The agent has been made aware that the concerns with the outbuilding have not been overcome.

Report Dated 05/08/2026