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:	**2026/62/90140/E**
Site Address:	57, Purlwell Avenue, Batley, WF17 7PB
Description:	Erection of single storey front and two storey rear extensions, including raising of roof height and loft conversion with front and rear dormers
Recommending Officer:	Morgan Braithwaite

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: 19-May-2026

OFFICER REPORT

Site Description

57, Purlwell Avenue, Batley, WF17 7PB is a two-storey terraced dwelling faced in red brick and light-coloured render. The property benefit from an area of amenity space to the rear, along with a further area to the front of the property which is used as parking provision for the property.

The dwellings which form the street scene are similar in scale, appearance and material palette, several with extensions. The area is predominantly residential with access to a variety of local amenities.

Description of Proposal

The applicant seeks permission for the erection of a single storey front and a two-storey rear extension, including raising of the roof height and loft conversion with front and rear dormers.

The proposed front extension is to project 1.5m from the principal elevation and span a width of 5.5m. This element of the proposal is to feature a lean-to roof with a maximum height of 3.9m and an approximate eaves height of 3.1m.

The proposed two-storey extension is to project 3m from the rear elevation of the host dwelling and span a width of 5.7m. The proposed two storey extension is to feature a lean-to roof with a maximum height of 6.8m and an approximate eaves height of 4.6m.

The front dormer is to project 1.8m from the roof plane, with a height of 1.9m, a width of 2.9m and is to be set back from the eaves by approximately 1m. The dormer is to be located centrally in the roof plane, feature a pitched roof and window.

The proposed rear dormer is to project 3m from the roof plane, with a height of 1.7m, a width of 5.9m and is set back from the eaves by 1.2m. The dormer is to be located centrally in the roof plane, feature a flat roof with two windows.

The roof height is also to be increased from 7.5m with an approximate eaves' height of 4.8m to 8.3m and the eaves height remaining at 4.8m.

The proposed construction materials are to match that of the existing dwelling.

History of Negotiations/Amendments

Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2015 encourages negotiation/engagement between Local Planning Authorities and agents/applicants. As the proposal was considered acceptable, no amendments were sought.

Relevant Planning History

No relevant planning history.

Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 23rd March 2026

No representations were received as a result of the publicity.

Consultation Responses
No consultations have been requested as part of the planning process.

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. 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
- **LP2** – Place shaping
- **LP21** - Highway Safety and Access
- **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 and beautiful places

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.

Supplementary Planning Guidance

- House Extensions and Alterations SPD (June) 2021

Legislation

The Town and Country Planning Act 1990 (as amended).
Section 38(6) of the Planning Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

The following matters are considered in the assessment below –

1) Principle of development
1) Impact on visual amenity
2) Impact on residential amenity
3) Impact on highway safety
4) Other matters
5) Representations
6) Conclusion

1) Principle of development

The site is without notation of 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 the property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and 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 planning considerations, including visual and residential amenity, as well as highway safety.
Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that: The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the

economic, social and environmental conditions in the area. Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

2) Impact on visual amenity

Policy LP24 (Design) of the Council’s adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application. Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The applicant seeks permission for the erection of a single storey front and two-storey rear extension, with front and rear dormers along with raising the roof height. These proposed works would form subservient additions to the existing dwellinghouse. Furthermore, the character of both the host dwelling and the wider street scene would be retained as similar extensions to the front and rear of neighbouring properties have received approval.

The proposed front dormer would have a pitched roof design and be centrally placed within the roof plane, whilst the proposed rear dormer would be set down from the ridge and up from the gutter line, faced in tiles to match those of the main roof. Dormers are not a common feature within the street scene; however, some dwellings do feature roof lights as well as solar panels. As such, works to the roof of a dwelling are characteristic of the area.

The raising of the roof would increase the ridge height to that of the adjoining Nos 53 and 55, although the eaves would remain as existing. Whilst this would result in a relatively large roof plane, the overall appearance is not considered to differ so significantly to warrant refusal of the application.

Sufficient amenity space would be retained should the proposal receive approval.

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 proposals would form subservient additions to the property in keeping with the existing building.

3) Impact on residential amenity

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council’s adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring

occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.
The House Extensions and Alterations SPD sets out a number of designs principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:
• Principle 3 – that: "extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours".
• Principle 4 – that: "extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook."
• Principle 5 – that: "extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property".
• Principle 6 – that: "extensions and alterations should not unduly reduce the outlook from a neighbouring property."
The application property forms part of a terraced block of housing. The adjoining dwellings (no.s 55 and 59) have both received approval for two-storey rear extensions, along with other works to the front of the properties and roof spaces. The same is also noted for no.53 Purlwell Avenue. The proposed works to the application property would bring the front and rear of the dwelling in line with neighbouring dwellings; as such, there are no significant concerns relating to overlooking, overshadowing, loss of light or overbearing impacts.
Other neighbouring dwellings may have some visibility of the proposal; however, it is not anticipated that they would be unduly impacted.
In summary, the proposal would have no adverse impact upon the residential amenity of adjacent occupiers and would accord with Policy LP24 of the KLP and the Key Design Principals of the House Extensions and Alterations SPD.

4) Impact on highway safety
Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.
The proposal would see the intensification of the use of the property due to the addition of a fourth bedroom. Whilst there is no formal off street parking provision to serve the dwelling at present, the front garden area appears to be used for the parking of up to two dwellings. The adjacent properties within the terraced block all have formal off-street parking areas to the front, and there are no parking restrictions along this extent of Purlwell Avenue. On this basis, the proposals are not considered to have an adverse impact upon highway safety over and above the existing situation.
In summary, the proposals are considered to accord with Policies LP 21 and LP 22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions and Alterations SPD.

5) Other matters
Carbon Budget

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 pre-dates 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.

Bats
The property is located within a Bat Alert layer in the council's GIS system. A note has been added advising of how to proceed should bats be encountered on site.

6) Representations
No representations were received as a result of site publicity. The proposals were advertised by site notice, with the public consultation period ending 23rd March 2026.

8) Conclusion
The application to erect a single storey front and two-storey rear extensions, including raising of roof height and loft conversion with front and rear dormers at 57, Purlwell Avenue, Batley, WF17 7PB has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions and 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 Governments 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 CONDITIONAL FULL PERMISSION

Decision Authorisation – Delegated Powers
Application Number: 2026/90140
Officer Recommendation: Conditional Full Permission

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 and Alterations SPD and the aims of the National Planning Policy Framework.
3. The external facing and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building and shall thereafter be retained.
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 and 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	Plan Reference	Web ID	Date Received

Site Location Plan	2025 – 57PA – 01	-	21/01/2026
Site Plan	2025 – 57PA – 02	-	21/01/2026
Existing Floor Plans and Elevations	2025 – 57PA – 03	-	21/01/2026
Proposed Floor Plans and Elevations	2025 – 57PA – 04	-	21/01/2026
Climate Change Statement	Climate Change Statement	-	21/01/2026

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.
No alterations have been sought since submission as the proposals were considered to be acceptable in their original form.

Report Dated: 15th May 2026