

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:	2026/62/90368/E
Site Address:	24, Torridon Road, Dewsbury, WF12 7NX
Description:	Demolition of existing garage and erection of single storey and two storey side and rear extensions
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: 04-Jun-2026

OFFICER REPORT

Site Description

24, Torridon Road, Dewsbury, WF12 7NX is a two-storey semi-detached dwelling faced in stone to the front, with red brick to the side and rear. The property benefits from a small area of amenity space to the front of the dwelling, with a larger area to the rear. Parking provision is located to the front and side of the property along with a single detached garage to the rear.

The dwellings which form the street scene vary somewhat in scale, appearance and material palette. The area is predominantly residential with access to various local amenities.

It is noted that works have already commenced on site.

Description of Proposal

The applicant seeks permission for the demolition of the existing garage and the erection of a single storey and two-storey side and rear extension. The proposed construction materials are to match that of the existing dwelling.

At ground floor the proposed rear extension is to project 6m beyond the rear wall of the existing dwellinghouse and span a width of 8.7m. The side extension is to project 2.6m from the side elevation and span a length of 13.8m. The ground floor extension roofs at both the front and rear of the dwelling are to feature a lean-to roof with a maximum height of 3.4m and an approximate eave height of 2.6m.

At first-floor level, the proposed rear extension is to project 3.6m and have a width of 6m. The side extension is to project 2.6m and have a length of 6.7m. The first-floor extensions are to feature a hipped roof with a maximum height of 7.7m and an approximate eaves height of 5.6m.

The existing garage is to be demolished.

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

2025/91685: The proposal is for erection of single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The

maximum height of the extension is 4m, the height of the eaves of the extension is 3m – Refused

2025/92058: Certificate of lawfulness for proposed erection of single storey side extension - Cert of lawful opps granted

2025/92192: The proposal is for erection of single storey rear extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 3m - Details approved

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: 3rd April 2026

One representation has been received as a result of site publicity. The representation raised concerns for the intensification of the use of the existing dwellinghouse and the alteration to the existing parking provision. It was also noted that works have already commenced on site and that matching materials have not been observed amongst the materials stored on site.

This shall be discussed in the representation section of the assessment.

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
- **LP 22** Parking
- **LP 24** – Design

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making.

This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places

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
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conditions
- 8) 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”.

While it is noted that the proposal does not comply with the HEASPD, the precedent for the proposal has been established by several factors. The first is the site-specific circumstances, which include the presence of an existing two-storey rear extension at no.22 Torridon Road. When considering the proposal in relation to the existing neighbouring extension, the proposal at ground floor level projects 3m beyond the building line, as such, in this circumstance the 6m projection is considered acceptable. Furthermore, the property received approval via Prior Notification for the erection of a 6m rear extension.

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 and two storey side and rear extensions. The proposal promotes good design in terms of form, scale and details, which respects both the application property and the wider street scene. Within the street scene a number of extensions can be observed; all differing slightly in their scale and appearance, while generally retaining a uniform material palette of red brick. Despite the scale of the proposal, sufficient amenity space would be retained while providing a subservient addition to the existing dwellinghouse.

Having taken the above into account, the proposed extension 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.

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 design 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.”

22, Torridon Road is the adjoining dwelling, located to the north of the application property. It is noted that no.22 has an existing two storey rear extension. When considering the proposal alongside this, it is considered that this provides mitigating circumstances which mitigate any impacts upon no.22. The ground floor element has previously been established by the granting of a Larger Home Notification however the submitted plans indicate that this part of the proposal would only minimally intercept the 45 degree angle.

26, Torridon Road is located 5.5m to the south of the application dwelling. With the construction of the proposal, a distance of approximately 2.6m would be retained between the proposed side extension and no.26. Furthermore, there are to be no windows in the proposed side elevation of the proposal, and obscurely glazed/non habitable or secondary openings within the facing elevation of No.26, retaining privacy for the application dwelling and no.26. It is also noted that due to the geographic orientation of the dwellings, the proposal would impose no significant harm in relation to overshadowing or loss of light. Other dwellings within the street scene would have visibility of the proposal, however, it is not anticipated that the proposal would cause any adverse impacts upon their residential amenity. As such, no significant issues are expected to arise from overlooking, overshadowing/loss of light or overbearing impacts, should the proposal receive approval.

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 shall see the intensification of the use of the dwelling with the addition of a fourth bedroom. Alterations shall also be made to the existing parking provision with the demolition of the existing garage, and the proposed side extension shall be constructed in the existing parking provision. However, the required parking provision shall be retained to the front of the property.

Therefore, the proposal 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 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.

6) Representations

A representation was received as a result of site publicity. The proposal was advertised by site notice, with the public consultation period ending 3rd April 2026.

The representation raised concerns for the intensification of the use of the existing dwellinghouse and the alteration to the existing parking provision. It was also noted that works have already commenced on site and that matching materials have not been observed amongst the materials stored on site.

Officer response: it has been noted that the application property will see an intensification of its use. However, sufficient parking provision does remain to the front of the dwelling. It has also been observed that works have commenced on site. It shall be conditioned that matching materials are to be used in the construction of the proposal, if other materials are used, this shall be in breach of the planning permission granted and would be subject to enforcement.

7) 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 condition

9) Conclusion

The application for the demolition of an existing garage and erection of a single storey and two-storey side and rear extensions at 24, Torridon Road, Dewsbury, WF12 7NX 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: 2026/90368

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 extension 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: 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	Version	Date Received
Existing and Proposed Site Plans	-	B	09.02.2026
Existing and Proposed Front and Rear Elevations	-	B	09.02.2026
Existing and Proposed Floor Plans	-	B	09.02.2026
Existing and Proposed Side Elevations	-	B	09.02.2026
Climate Change Statement		-	09.02.2026

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: 4th June 2026