KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) Section 191/192

DELEGATED DECISION FOR APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

Reference no.: 2026/CL/90436/W

Site: 33, Meltham Road, Honley, Holmfirth, HD9 6HW

Description: Certificate of lawfulness for proposed erection of rear dormer with hip to gable roof alteration

Case Officer**:** Laura Yeadon

Decision Reference: PROPOSED OPERATIONS GRANT

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.

Kevin Walton

AUTHORISED OFFICER

Date 08-Apr-2026

Weblink

Site Description

33 Meltham Road, Honley is a two storey semi-detached property located within an area without notation on the Kirklees Local Plan. The property is set back from the roadside separated by a front garden and also has amenity space to the rear, constructed from stone and render. The property hosts a double driveway and garage which area accessed off Edgemoor Road and benefits from a single storey side and rear extension.

The surrounding area is predominantly residential.

Application Proposal

The application is for a certificate of proposed lawful development for the erection of a hip to gable roof alteration with a rear dormer extension and a rooflight within the front elevation extended roof slope.

The hip to gable roof form would have the following dimensions and resultant roof space:

Length – 3.9m
Depth – 7.4m
Height – 2.8m
Total resultant roof space – 3.9 x 7.4 x 2.8 / 6 = 13.5m3

The dormer would have the following dimensions:

Length – 5.5m
Depth – 3.5m
Height – 2.5m
Total resultant roof space – 5.5 x 3.5 x 2.4 /2 = 24m3

Officer note:

As part of a Certificate of Lawful Development, the onus is on the applicant to provide evidence which states why the proposal fits with the permitted development legislation. In this case, the application form states that the proposals conform with the GPDO Class B for alterations and enlargements to the roof.

Relevant Planning History

1986/03341 – Erection of porch extension – Granted Conditionally

2020/90656 – Erection of single storey rear extension and alterations – Conditional Full Permission

Consultations

This is an application for a Lawful Development Certificate and, for this reason, no consultations are necessary. However, Holme Valley Parish Council have confirmed that they have no comment on the proposed works.

Policies and Legislation

The site has no policy- based constraints in respect of permitted development. As such, the application falls to be considered under the relevant legislation as follows: -

- The Town and Country Planning Act 1990 – Section 55
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Assessment:

The main considerations in the determination of this application are:

1. Whether the proposed development would constitute development as defined within Section 55 of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015:

2. If so, whether permitted development rights apply to the property; and

3. Whether the proposed development falls within permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse), Class B.

The proposal comprises of a rear dormer, hip to gable roof alteration with a front elevation roof light. Thus, the proposal constitutes the carrying out of building on and over land that would materially affect the external appearance of the existing building. As such, it is regarded as development as defined by Section 55 of the Town and Country Planning Act 1990.

The application therefore falls to be considered under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse), Class B as an enlargement of the roof including a dormer extension, hip to gable enlargement with a roof light..

Permitted development

Hip to gable with roof light, dormer – Class B

B. The certificate of lawful development for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof is permitted development subject to complying with the relevant criteria below:

Development not permitted

B.1 Development is not permitted by Class B if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Comment: *Permission to use the dwellinghouse as a dwellinghouse has not been granted by any of the above.*

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

Comment: *No part of the works would exceed the height of the highest part of the existing roof.*

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

Comment: *No part of the works would extend beyond a plane of the existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.*

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –

(i) 40 cubic metres in the case of a terrace house, or
(ii) 50 cubic metres in any other case

Comment: *As a semi-detached property, the maximum additional roof volume permitted is 50 cubic metres. The proposed additional volume is within this limit.*

(e) it would consist of or include –

(i) the construction or provision of a verandah, balcony or raised platform, or
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Comment: *None of the above are proposed.*

(f) the dwelling is on article 2(3) land;

Comment: *The dwelling is not on article 2(3) land.*

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) or

Comment: *The dwellinghouse has not been built under Part 20 of the Schedule.*

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Comment: *The dwellinghouse has not been enlarged via Class AA.*

Conditions

B.2 Development is permitted by Class B subject to the following conditions –

(a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) the enlargement must be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof of the to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(iii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of aby external wall of the original dwellinghouse; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

<u>Conclusion</u>

The proposed hip to gable roof alteration with front roof light and rear dormer has been assessed against the relevant legislation, Town and Country Planning (General Permitted Development)(England) Order 2015(as amended), Schedule 2 Part 1, Class B and it has been deemed permitted development. As

a result, it does not require planning permission and the lawful development certificate is therefore approved.

Recommendation: Grant certificate

Decision Authorisation - Delegated Powers

Application Number: 2026/90436

Officer Recommendation: Grant certificate

The proposed hip to gable roof alteration with front rooflight and rear dormer as shown on the submitted plans listed in this decision notice benefit from general planning permission granted by virtue of Article 3(1) and Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) subject to conditions stated in paragraph B.2 of the same Order.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Application form			19th February 2026
Location plan	2025180/LOC – P0		19th February 2026
Existing site plan, elevations, floor plans and section	2025180/101 – P0		19th February 2026
Proposed site plan, elevations, floor plans and section	2025180/102 – P1		19th February 2026

Report Dated: 31st March 2026