

**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:         | <b>2026/62/90834/E</b>                                   |
| Site Address:         | 18, Fir Parade, Ravensthorpe, Dewsbury, WF13 3BH         |
| Description:          | Erection of single storey front, side and rear extension |
| Recommending Officer: | Faiza Bano   |

**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.**

Kerri Simpson

***AUTHORISED OFFICER***

**Date: 03-Jun-2026**

## **OFFICER REPORT**

### **Site Description**

The application relates to 18 Fir Parade, a semi-detached, brick-built dwelling with front and rear gardens, together with outbuildings located to the rear.

The property is situated on a predominantly residential street characterised by semi-detached dwellings of a similar age, some of which have been subject to enlargements.

### **Description of Proposal**

The application seeks full planning permission for the erection of a single-storey front, side and rear extension. The proposed side extension extends beyond the existing rear elevation of the dwelling and would adjoin the existing single-storey rear projection.

The proposed front extension projects approximately 1.5 metres from the principal elevation and span the full width of the dwelling. It would incorporate two new window openings, serving the extended living room and forming part of a proposed snug area.

The side extension projects approximately 3.1 metres from the original side elevation, extending to a depth of approximately 3.3 metres beyond the existing rear wall. The rear elevation of the side extension, facing the rear garden, would include a window serving a utility area.

The rear extension projects approximately 3.3 metres from the original rear elevation and span the full width of the dwelling. It incorporates a rear-facing window and a set of French doors opening onto the rear garden.

The proposed extensions will be constructed in brick, with a tiled roof to match the existing dwelling. The eaves height measure approximately 2.4 metres, and the extensions is designed with a hipped roof form incorporating rooflights.

### **Relevant Planning History**

None

### **Representations**

The application was advertised by site notice, which expired on 07/05/2026

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 27<sup>th</sup> February 2019).

The site is subject to the following planning policy designation and constraints:

- Strategic Green Infrastructure Network
- Bat Alert Zone
- Flood Zone 2

On 12<sup>th</sup> 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 29<sup>th</sup> 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 6<sup>th</sup> 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
- 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.

### 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 two 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 existing house is set sufficiently back from the pavement. The proposed extension is small, subservient to the original, well-designed and would not harm the character of the original house or the surrounding area. The front extension is therefore considered acceptable in terms of its impact on visual amenity.

#### *Single storey side*

As this proposal is for a side and rear extension, the following paragraphs of the House Extensions & Alterations SPD are of relevance. Paragraphs 5.15 & 5.17 of the House Extensions & Alterations SPD 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 property currently benefits from an existing outbuilding located to the rear side, which would be removed to facilitate the proposed side extension. The proposed single-storey side extension would be set flush with the resultant front elevation of the dwelling and would project approximately 3.3 metres beyond the existing rear wall to wrap around into the resultant rear extension.

The extension is modest in scale and would be constructed using materials to match the existing dwelling, thereby ensuring a cohesive appearance. The design is considered appropriate and would not appear incongruous within the street scene. Whilst the House Extension SPD does suggest there should be 1m set in from the side boundary, in this instance, as there are other such extensions in the area, the lack of set in from the boundary is considered to be justifiable as it will be similar to those in the building group.

As such, the proposal is considered to have an acceptable impact on visual amenity.

#### *Single Storey Rear Extension*

Paragraphs 5.1, 5.2 & 5.6 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 project approximately 3.3 metres from the original rear elevation of the dwelling. The extension is modest in scale and would be constructed using materials to match the existing dwelling, thereby ensuring a cohesive appearance.

The design is considered appropriate and would not appear incongruous within the surrounding area. As such, the proposal is deemed to have an acceptable impact on visual amenity.

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 properties to the front and rear of the application site, however, given the distance between the shared boundaries it is considered that there will be no impact on them by the works proposed.

#### *Impact on 20 Fir Parade*

Number 20 Fir Parade is the adjoining semi-detached property. The proposed front extension would be situated over one metre from the nearest window serving this neighbouring dwelling and would project approximately 1.5 metres from the principal elevation. As such, it would not result in any unacceptable overlooking, overshadowing or overbearing impact, and would not conflict with the 45-degree guideline.

The proposed side extension would be located away from the shared boundary with Number 20 and, accordingly, would have no material impact on this property.

The rear extension would be constructed up to the boundary line; however, given its modest height, mono pitched roof, and limited projection, it is considered that there would not be any significant overlooking, overshadowing or overbearing impact on the neighbouring occupiers.

With regards to the impact on the adjoining dwelling, 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 16 Fir Parade*

Number 16 Fir Parade is located to the south-east of the application site. The proposed side extension would be constructed close to the shared boundary; however, the side elevations of No.16 is already located adjacent to the existing two-storey side elevation of the host dwelling. Whilst the proposal would introduce additional built form along the boundary, this would comprise a single storey extension, with a modest eaves height and mono pitched roof. Consequently, it is not considered that the proposal would materially worsen the existing relationship between the properties or result in an unacceptable overbearing, overshadowing or enclosing impact upon the occupiers of No.16.

The proposed extension contains no side-facing habitable room windows towards No.16 and therefore would not give rise to unacceptable overlooking.

With regard to the front and rear extensions; notwithstanding the way No.16 is shown on the proposed plans, this dwelling has been subject to a part two/part single storey rear extension. As such, it is not envisaged that the proposed rear extension would cause an adverse impact on the amenity of the neighbour, given the separation distance, modest depth and height. The proposed front extension would be of limited depth and height, located sufficiently away from habitable room windows as such, it is not considered that this element would have amenity impacts.

With regards to the impact on the adjacent dwelling, 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.

#### Impact on highway safety:

The proposals will result in some intensification of the domestic use, and does not propose any additional bedrooms. As such, the scheme is not considered to be significantly harmful in terms of highway safety. The proposals broadly

comply with Policy LP22 of the Kirklees Local Plan along with Key Design Principle 15 of the House Extensions & Alterations SPD.

### Flood Risk

The application is located within Flood Zone 2 on the Environment Agency's (EA) Flood Risk Map. Therefore, the proposal falls to be assessed against Policy LP28 of the Kirklees Local Plan.

The applicant submitted a Flood Risk Assessment (FRA) commensurate to the scale and nature of the development, confirming that the finished floor levels within the proposed extensions will be set no lower than the existing dwelling and that appropriate flood resilience and/or flood resistance measures will be incorporated where necessary. Given the nature and scale of the proposed development, comprising a householder development with less than 250sqm of floorspace, this is considered acceptable. Therefore, EA standing advice applies and subject to the development being carried out in accordance with submitted FRA, the proposal is considered to accord with the requirements of Policy LP28 of the Kirklees Local Plan and Chapter 15 of the NPPF.

### Other matters:

#### *Biodiversity*

The proposed development comprises single-storey extensions to the existing dwelling. Whilst the property is located within an area known to support bat habitats and part of the Strategic Green Infrastructure Network, the scope of the works is limited to single-storey additions and does not involve any alterations to the main roof structure. As such, it is considered unlikely that the proposed development would have any significant impact on the local bat population.

#### *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 front, side and rear extension at 18 Fir Parade 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:** 2026/90834

**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.

1. 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.

2. 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 applicants attention is drawn to the Environment Agency's Standing Advice for Householder and Minor Extensions in Flood Zones 2 and 3, which advises that finished floor levels are set no lower than existing levels and that appropriate flood resilience and flood resistance measures are incorporated into the development where necessary.

**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: -

| <b>Plan Type</b>             | <b>Reference</b>         | <b>Web ID</b> | <b>Date Received</b> |
|------------------------------|--------------------------|---------------|----------------------|
| Location Plan                | PL01                     |               | 26/03/2026           |
| Existing Site / Block Layout | PL02                     |               | 26/03/2026           |
| Existing Floor Plans         | PL11                     |               | 26/03/2026           |
| Existing Elevations          | PL12                     |               | 26/03/2026           |
| Proposed Site / Block Layout | PL21                     |               | 26/03/2026           |
| Proposed Floor Plans         | PL22                     |               | 26/03/2026           |
| Proposed Elevations          | PL23                     |               | 26/03/2026           |
| Supporting Information       | Flood Risk Assessment    |               | 26/03/2026           |
| Supporting Information       | Planning Statement       |               | 26/03/2026           |
| Supporting Information       | climate-change-statement |               | 26/03/2026           |

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**

22/05/2026

Low Risk Coal