

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:	2026/62/91163/E
Site Address:	The West, 22, High Street, Westtown, Dewsbury, WF13 2PU
Description:	Erection of first floor extension and canopy with associated alterations
Recommending Officer:	Jennifer Booth

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 26-Jun-2026

OFFICER REPORT

Site Description

22 High Street is a detached bungalow with gardens to the front, side and rear. The site sits in a prominent position at a crossroad junction. The topography increases the prominence within the street scene.

Access is from High Street.

The surrounding area is residential for the most part with a mix of ages and styles.

Description of Proposal

The applicant is seeking permission to extend upwards to form a first floor.

The eaves height would be increased to 5.2m with the overall height increased to 7.8m.

The walls would be a combination of brick and render 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 proposals lack subservience and occupy a prominent position. As such, the proposals would result in the formation of an incongruous feature. Amended plans have not been sought.

Representations

The application was advertised by site notice, which expired on 15/06/2026

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 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 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 proposed development seeks to extend the existing bungalow upwards to form a full first floor, resulting in a substantial increase in the overall height, scale, and bulk of the dwelling. This form of development would fail to appear subservient to the host property and would instead fundamentally alter its established character and appearance as a bungalow. The introduction of a full two-storey structure would erode the defining proportions of the original dwelling, resulting in a building that appears overly dominant and at odds with its original form.

Whilst it is acknowledged that the wider area contains a mix of building types and heights, the key issue in this instance is the impact on the host property itself. The proposal would result in a substantial and disproportionate addition

that overwhelms the existing bungalow, leading to a loss of its simple, low-profile character. Consequently, the development would appear visually intrusive when viewed within the street scene, particularly given the site's prominent position.

Although the use of matching materials and similar detailing is noted and would assist in achieving some degree of visual cohesion, this approach does not outweigh the fundamental concerns regarding the scale, massing, and transformation of the building's character. The proposal is therefore considered to result in an incongruous form of development that is harmful to visual amenity.

Having taken the above into account, the proposed development is considered to give rise to significant harm to the visual amenity of both the host dwelling and the wider street scene. The scale, form and massing of the extension would fail to respect the original proportions of the bungalow and would not constitute a subservient addition, resulting instead in a dominant and incongruous form of development. As such, the proposal fails to comply with Policy LP24 of the Kirklees Local Plan, in particular criteria (a) in respect of form, scale and layout, and (c) relating to extensions being subservient and in keeping with the existing building. Furthermore, the proposal is contrary to KDP1 and KDP2 of the House Extensions and Alterations SPD, and the design objectives set out within 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 properties directly to the front or rear of the dwelling which could be affected by the works proposed.

Impact on 24 High Street

The adjacent dwelling to the west occupies a position some 18m from the site with Boothroyd Green between, which would minimise the potential for the proposed extension to result in any significant overbearing or overshadowing. There are no windows proposed in the side elevation and as such, there would be no overlooking.

With regards to the impact on the adjacent 8 Stanley Road, 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 17 High Street

The neighbouring property on the opposite side of High Street occupies an angled position some 22m from the site. Given the spatial relationship, there would be no overlooking, overshadowing or overbearing,

With regards to the impact on the neighbouring 17 High Street, 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. However, there is a drive to the front and side 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:

None

Proposed conditions

None as the recommendation is for refusal.

Conclusion:

This application to extend upwards to form a first floor at 22 High Street 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 proposed extension, by reason of its excessive scale, height and massing, would fail to appear as a subservient addition and would fundamentally alter the character and proportions of the original bungalow. The development would result in a dominant and visually intrusive form that is incongruous to the host dwelling and harmful to the visual amenity of the street scene, particularly given the site's prominent position. The proposal is therefore contrary to Policy LP24 (criteria a and c) of the Kirklees Local Plan, KDP1 and KDP2 of the House Extensions and Alterations Supplementary Planning Document, and the design objectives set out in Chapter 12 of the National Planning Policy Framework.

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.

This application has been assessed against relevant policies in the development plan and other material considerations. For the reasons set out above it is considered that the development would not constitute sustainable development and is therefore recommended for refusal.

Recommendation

Refuse

Decision Authorisation - Delegated Powers

Application Number: 2026/91163

Officer Recommendation: Refuse

Reasons for refusal

1. The proposed extension, by reason of its excessive scale, height and massing, would fail to appear as a subservient addition and is of poor design that would fundamentally alter the character and proportions of the original bungalow to the detriment of the host and character of the locality. The development would result in a dominant and visually intrusive form that is incongruous to the host dwelling and harmful to the visual amenity of the street scene, particularly given the site's prominent position. The proposal is therefore contrary to Policy LP24 (criteria a and c) of the Kirklees Local Plan, KDP1 and KDP2 of the House Extensions and Alterations Supplementary Planning Document, and the design objectives set out in Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location plan	CAD-A3L-1	1137442	27/04/2026
Block plans	CAD-A3L-2	1137443	25/02/2026
Floor plans	CAD-A3L-3	1137445	25/02/2026
Elevations	CAD-A3L-4	1137444	25/02/2026
Climate change statement	-	1137446	25/02/2026

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.

The proposals lack subservience and occupy a prominent position. As such, the proposals would result in the formation of an incongruous feature. Amended plans have not been sought.

Report Dated 25/06/2026

