

# **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>2026/62/91347/E</b>                                                                                                           |
| Site Address:         | Cloverley, 119, Wakefield Road, Earlsheaton,<br>Dewsbury, WF12 8AF                                                               |
| Description:          | Erection of two storey rear extension and single storey<br>side extension, including alterations to roof and<br>associated works |
| Recommending Officer: | Jennifer Booth                                                                                                                   |

### **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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 17-Jul-2026**

## **OFFICER REPORT**

### **Site Description**

Cloverley also known as 119 Wakefield Road is a large, detached character dwelling of render and brick construction set in substantial grounds. Access is taken from Wakefield Road.

The surrounding area is residential with properties of a similar age although smaller scale dwellings.

### **Description of Proposal**

The applicant is seeking permission to alter the roof, erection of a single storey side extension and two storey rear extension with associated alterations.

The roof of the dwelling would be altered to a hipped roof form with a central flat roof section.

The side extension is proposed to project 7.5m from the original side wall of the dwelling, extending the depth of the property and to the side of the proposed rear extension. The roof form would be flat.

The two storey rear extension would project 5.8m from the original rear wall and would extend the width of the original dwelling with the new roof form over the main house being extended over the rear extension.

The walls would be a combination of stone and render with tiles for the roof covering.

### **Relevant Planning History**

None

### **Representations**

The application was advertised by site notice, which expired on 22/06/2026

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

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map.

The site is adjacent to a public right of way (Dew156/10).

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

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.

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 on to 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.

Paragraph 5.17 of the House Extensions and Alterations SPD sets out that single storey extensions to the side should:

- not extend more than two thirds of the width of the original house;
- not exceed a height of 4 metres; and
- be set back at least 500mm from the original building line to allow for a visual break.

paragraph 5.8 of the House Extensions and Alterations SPD sets out that generally two storey rear extensions should meet the following:-

- be proportionate to the size of the original house and garden; not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings);
- not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties;
- not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary;
- be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and
- not adversely affect habitable room windows where they adjoin a neighbour's boundary.

Paragraph 5.9 sets out that larger extensions may be acceptable in certain circumstances, it is can be justified and will be considered on a case by case basis.

The SPD has a comply / justify principle insofar as where the recommendations are not met and in cases of approval this should be on the basis a suitable justification exists.

The proposed development, comprising a number of elements including roof alterations, a side extension and rear extensions, has been assessed in totality and considered as a single comprehensive scheme. Whilst the host dwelling is a character property, it is not subject to any statutory or local heritage designation. The existing dwelling appears to be in need of some level of maintenance works in its current form.

The proposed works would be modernising in some respects in regard to the appearance although it is considered they would retain the property's inherent character and charm. The scale, massing and extent of the proposed alterations are considered proportionate to the size of the original dwelling and its generous curtilage, ensuring that the development would not appear overly dominant or incongruous. Furthermore, the proposed detailing and palette of materials are considered to be such that on the basis they are secured by condition and that the colour finish of the roofs is dark grey and the render off white / cream render it is concluded these would be appropriate to the host property and would result in a cohesive and high-quality appearance. As such, the proposal is considered acceptable in visual amenity terms and would have a positive effect on the character and appearance of the site. A condition to ensure the use of materials as detailed in the submitted application is recommended.

Overall whilst the recommendations of the SPD are not met in their entirety there is considered to be suitable justification present in this case. The proposal would result in a cohesive overall redevelopment and is set within a large plot on an elevated position set back from the highway and set at a distance in relation to neighbouring dwellings such that the impact of the proposal in visual terms would not be significant.

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.

Given the separation distances involved, the proposal would not result in any unacceptable impacts upon the residential amenity of neighbouring occupiers. There are no residential properties (other than 121 Wakefield Road) located within 22 metres of the application site. This separation distance is such, the proposed extensions and alterations would not give rise to harmful overshadowing, loss of light, overbearing impacts or undue enclosure to any of these closest properties. Furthermore, the distances involved are such that there would be no material overlooking or loss of privacy arising from the development.

No.121 Wakefield road would be 14m from the side of the single storey flat roof extension to side, given this distance and the single storey design the proposal is not considered to significantly impact upon no.121 in terms of overshadowing, oppressiveness, overbearing or lead to a loss of privacy / overlooking. Furthermore, the distances involved are such that there would be no material overlooking or loss of privacy arising from the development.

The proposal therefore accords with the relevant residential amenity requirements of local and national planning policy.

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:

Policies LP21 and LP22 of the Kirklees Local Plan 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 Principles 15 and 16 of the adopted House Extensions & Alterations SPD seek to ensure that acceptable levels of off street parking / waste storage areas are retained and are also considered to be relevant.

The proposals will result in some intensification of the domestic use. However, there is ample parking provision within the grounds in addition to a double garage included in the extensions to the dwelling 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

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.

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 extend and alter Cloverley, 119 Wakefield Road 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:** 2026/91347

**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.

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 & Alterations SPD and the aims of the National Planning Policy Framework.

3. The external walls of the development hereby approved shall be natural stone at the ground floor in the locations so indicated upon submitted drawing 901-007-REVF and render of an off white or cream colour finish in the locations so indicated upon submitted drawing 901-007-REVF. The materials of construction shall be completed prior to the development being brought into use and retained thereafter.

**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.

4. The pitched roof and flat roofs of the development hereby approved shall be of a dark grey colour finish which shall be retained thereafter.



**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 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                | Reference | Web ID  | Date Received |
|--------------------------|-----------|---------|---------------|
| Existing elevations      | 001       | 1140704 | 22/05/2026    |
| Existing floor plans     | 002       | 1140702 | 22/05/2026    |
| Existing 3d views        | 003       | 1140701 | 22/05/2026    |
| Proposed elevations      | 007F      | 1140714 | 22/05/2026    |
| Proposed floor plans     | 008G      | 1140713 | 22/05/2026    |
| Proposed 3d views        | 009E      | 1140712 | 22/05/2026    |
| Climate change statement | -         | 1140753 | 22/05/2026    |

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.

