

**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:	2026/62/91350/E
Site Address:	4, Thornville Mount, Scout Hill, Dewsbury, WF13 3RS
Description:	Erection of front porch (retrospective)
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: 23-Jul-2026

OFFICER REPORT

Site Description

4 Thornville Mount is a stone fronted, mid-terraced property. The property originally had a very small front yard and an enclosed yard to the rear. There is a single storey extension to the rear. An extension has been erected to the front.

The surrounding area is residential with properties of a similar age and original style.

Description of Proposal

The applicant is seeking permission for a single storey extension to the front.

The extension projects 1.5m from the original front wall of the dwelling, extends across the width of the property with a pitched roof form.

The walls are stone with tiles for the roof covering.

Relevant Planning History

2008/94207 – Change of use of land to extend domestic curtilage to 2,4,6,8,10 Thornville Terrace, 1,3,5,7,11,13,15 Thornville Street and boundary walls to 75 dwellings - approved

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 design and scale are unacceptable as this results in an incongruous appearance in a prominent position. Amended plans have not been sought although the agent has been made aware that the recommendation is for refusal.

Representations

The application was advertised by site notice, which expired on 06/07/2026

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 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 5.13 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.

Due to the scale and design, the front extension would result in an overly dominant form of development. It occupies the full width of the property's frontage thereby significantly altering the simple and uniform appearance of the terraced dwelling. By reason of its scale, massing and design, the extension fails to reflect the modest proportions and architectural character of the host property or the wider terrace. The development would appear visually prominent and incongruous within the street scene, disrupting the established

rhythm and cohesion of the row of terraced properties. As such, the proposal is considered to have an unacceptable impact on the visual amenity and character of the area.

Having taken the above into account, the front extension forms an incongruous feature given its size and design in a prominent position thereby causing harm in terms of visual amenity for the host dwelling and the wider street scene. The scheme therefore fails to comply with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout, 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.

The development is not considered to give rise to any significant adverse impacts on the residential amenity of neighbouring occupiers. Owing to the limited projection of the extension, together with the separation from adjacent openings, including the window serving No. 2 and the doorway at No. 6, the development would not appear unduly overbearing or result in material loss of light. Furthermore, the separation distance afforded by the intervening road to properties on the opposite side of the street would ensure that there would be no unacceptable overlooking or loss of privacy. As such, the proposal is considered to have an acceptable impact on the living conditions of neighbouring residents.

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 does not result in any intensification of the domestic use. 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

None given the recommendation is for refusal.

Conclusion:

This application to erect a single storey extension to the front of 4 Thornville Mount 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 front extension, by virtue of its scale, width and design, would occupy the full frontage of the property and fail to respect the simple form, proportions and architectural character of the host terraced dwelling. The development would appear overly prominent and incongruous within the street scene, disrupting the established rhythm and visual cohesion of the terrace and causing harm to the character and appearance of the area. The proposal is therefore contrary to Policy LP24 of the Kirklees Local Plan, KDP1 & KDP2 of the House Extensions & Alterations SPD and 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:** 2025/91350**Officer Recommendation:** Refuse**Reasons for refusal**

1. The front extension, by virtue of its scale, width and design, would occupy the full frontage of the property and fail to respect the simple form, proportions and architectural character of the host terraced dwelling. The development would appear prominent and incongruous within the street scene, disrupting the established rhythm and visual cohesion of the terrace and causing harm to the character and appearance of the area. The proposal is therefore contrary to Policy LP24 of the Kirklees Local Plan, KDP1 & KDP2 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Plans	-	1141811	26/05/2026
Planning statement	-	1141812	26/05/2026
Climate change statement	-	1141813	26/05/2026

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.

The design and scale are unacceptable as this results in an incongruous appearance in a prominent position. Amended plans have not been sought although the agent has been made aware that the recommendation is for refusal.

Report Dated 22/07/2026

