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:	**2026/62/91409/E**
Site Address:	34, Low Road, Dewsbury Moor, Dewsbury, WF13 3PP
Description:	Erection of single storey front extension
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: 28-Jul-2026

OFFICER REPORT

Site Description

34 Low Road is a brick built, mid terraced property in an elevated position relative to the road and enclosed at the front with a single storey rear extension, yard area and a large, unauthorised fence. The property has a small front garden and an annex outbuilding to the rear.

The surrounding area is residential with properties of a similar age and original style although these have a number of extensions and alterations.

Description of Proposal

The applicant is seeking permission to erect a front extension.

The front extension would project 4m from the original front wall of the property and would extend across the width of the dwelling with a lean to roof form.

The walls would be brick with tiles for the roof covering.

It is noted that the plans are annotated with a 1.8m fence to the front of the dwelling for which permission isn't being sought.

Relevant Planning History

2021/91007 – certificate of lawfulness for proposed erection of outbuilding – approved

2025/93065 – Extensions and alterations to outbuilding to form annexe - 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 proposals raise significant concerns in terms of the incongruous and prominent extension proposed. Amended plans have not been sought.

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 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.

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 proposed front extension, by reason of its excessive scale and siting within a prominent position elevated above the adjacent highway, would

appear unduly dominant and visually intrusive within the street scene. The development would fail to remain subservient to the host dwelling and would result in a disproportionate addition that erodes the character and appearance of the property and the surrounding area. Furthermore, the extension would exacerbate the visual impact of the unauthorised fencing to the front boundary, increasing the sense of enclosure and prominence of built form when viewed from the public realm. Taken together, the development would result in unacceptable harm to visual amenity and would be contrary to policies seeking high quality design and development that respects local character.

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.

Impact on 32 Low Road

Whilst it is acknowledged that the principal entrance door to the adjoining property at No. 32 is located closest to the proposed extension, the neighbouring dwelling lies immediately to the south of the application site and therefore the extension would be readily experienced from the front aspect of that property. The proposed extension would project approximately 4 metres beyond the existing front elevation and, due to its proximity to the shared boundary, would result in overbearing impact on the living room window serving No. 32. Although the single-storey height of the extension would mitigate the extent of the impact to a degree, the depth of projection would nevertheless create a noticeable and overbearing form of development when viewed from this habitable room, resulting in an increased sense of enclosure for occupiers of the neighbouring property. Whilst a timber fence of approximately 1.8 metres in height is present along the boundary, this structure is unauthorised and therefore cannot be afforded weight in the assessment of the proposal. As such, the development is considered to result in an unacceptable impact upon the residential amenity of the occupiers of No. 32 through harm to outlook and the creation of an undue sense of enclosure.

With regards to the impact on the adjoining 32 Low 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 36 Low Road

The adjoining property at No. 36 lies immediately to the north of the application site. The proposed extension would project approximately 4 metres beyond the existing front elevation and, by virtue of its proximity to the shared boundary, would result in some impact on the living room window serving the neighbouring property. Whilst the single-storey nature of the extension would mitigate the extent of the impact to a degree, the depth of projection would nevertheless introduce a noticeable built form that would appear overbearing and oppressive when viewed from this habitable room, resulting in an increased sense of enclosure for the occupants of No. 36. Although a timber fence of approximately 1.8 metres in height is present along the boundary, this structure is unauthorised and therefore cannot be afforded weight in the assessment of the proposal. Consequently, the development is considered to have an adverse impact on the residential amenity of the occupiers of No. 36 through its overbearing and oppressive presence and the creation of an undue sense of enclosure.

With regards to the impact on the adjoining 36 Low 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.

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 not result in some intensification of the domestic use as the space created would enlarge the existing hall and living room. 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 erect a single storey extension to the front of 34 Low 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.

The proposed front extension, by reason of its excessive scale, depth and siting within a prominent position elevated above the highway, would appear as a dominant and visually intrusive feature within the street scene. The development would fail to remain subservient to the host dwelling and would result in a disproportionate addition that would be harmful to the character and appearance of the property and the surrounding area. To permit the proposals would be 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 proposed front extension, by reason of its approximately 4-metre projection beyond the front elevation of the dwelling and its proximity to the shared boundary with No. 32 Low Road, would appear overbearing and oppressive when viewed from the living room window serving that neighbouring property. To permit the proposals would be contrary to Policy LP24 of the Kirklees Local Plan, KDP6 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

The proposed front extension, by reason of its approximately 4-metre projection beyond the front elevation of the dwelling and its proximity to the shared boundary with No. 36 Low Road, would appear overbearing and oppressive when viewed from the living room window serving that neighbouring property. The position would also result in overshadowing in the afternoon. To permit the proposals would be contrary to Policy LP24 of the

Kirklees Local Plan, KDP5 & KDP6 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: 2026/91409
Officer Recommendation: Refuse
Reasons for refusal

1. The proposed front extension, by reason of its excessive scale, depth and siting within a prominent position elevated above the highway, would appear as a dominant and visually intrusive feature within the street scene. The development would fail to remain subservient to the host dwelling and would result in a disproportionate addition that would be harmful to the character and appearance of the property and the surrounding area. To permit the proposals would be 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.

1. The proposed front extension, by reason of its approximately 4-metre projection beyond the front elevation of the dwelling and its proximity to the shared boundary with No. 32 Low Road, would appear overbearing and oppressive when viewed from the living room window serving that neighbouring property. To permit the proposals would be contrary to Policy LP24 of the Kirklees Local Plan, KDP6 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

2. The proposed front extension, by reason of its approximately 4-metre projection beyond the front elevation of the dwelling and its proximity to the shared boundary with No. 36 Low Road, would appear overbearing and oppressive when viewed from the living room window serving that neighbouring property. The position would also result in overshadowing in the afternoon. To permit the proposals would be contrary to Policy LP24 of the Kirklees Local Plan, KDP5 & KDP6 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
Location plan	A3L-1	1141820	26/05/2026
Floor plans	A3L-2	1141819	26/05/2026
Existing & proposed elevations	A3L-3	1141824	26/05/2026
Existing & proposed elevations	A3L-4	1141823	26/05/2026
Climate change statement	-	1141822	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 proposals raise significant concerns in terms of the incongruous and prominent extension proposed. Amended plans have not been sought.

Report Dated 27/07/2026