

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:	2026/62/91924/E
Site Address:	16, Syke Ing Close, Earlsheaton, Dewsbury, WF12 8HF
Description:	Erection of front dormer extension
Recommending Officer:	Ellen Gilbert

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.

John Holmes

AUTHORISED OFFICER

Date: 02-Sep-2026

THE SITE

The application relates to 16 Syke Ing Close, Earlsheaton, Dewsbury, WF12 8HF. The dwelling is a two-storey semi-detached house situated within an area of similar properties in terms of age and design. The property is constructed of red facing brick with a pitched roof finished in dark concrete tiles and brick chimney stacks. The front elevation contains white uPVC fenestration and a white composite entrance door. A single-storey front extension projects from the right-hand side of the principal elevation and is finished with a lean-to roof.

The front curtilage is predominantly hard surfaced and is enclosed by a low brick wall and metal gates, providing an area of outdoor amenity space. To the rear of the property is a private, enclosed garden with conservatory, with the main boundary treatments being timber fencing.

The principal elevation faces out onto an open grassed area, providing amenity space for residents.

THE PROPOSAL

The applicant is seeking planning permission for the erection of a front dormer extension.

In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement.

PLANNING HISTORY

There is no planning history for the site which is considered relevant to the current proposal.

HISTORY OF NEGOTIATIONS / AMENDMENTS RECEIVED

No amendments have been requested by Officers.

PUBLICITY & REPRESENTATIONS

The application has been publicised in accordance with Councils adopted Development Management Charter which incorporates the legislative publicity requirements of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

As such, this application has been publicised via site notice. The Final publicity date expired the 1st of September 2026 and no representations were received.

CONSULTATIONS

No statutory consultations were requested for this application.

LLOCATION & POLICIES

The site is unallocated in the adopted Kirklees Local Plan. It sits within a historic landfill 250m buffer zone.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published August 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th 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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

- Chapter3 Decision Making Policies
- Chapter4 Achieving Sustainable Development
- Chapter5 Meeting the challenge of climate change
- Chapter14 Achieving well designed places
- Chapter17 Pollution, public protection and security

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

ASSESSMENT

1 – Principle of development:

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 chapter 4 of the National Planning Policy

Framework. The objectives of the policies in chapter 4 are to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements. For proposals within settlements policy S4 sets out development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

Key Design Principles 1 and 2 of the House Extensions and Alterations SPD have been used as a guide in considering the proposal’s visual amenity impact on the streetscape and host.

2 – Impact on character and appearance of the area

Policy LP24 of Kirklees Local Plan seeks to ensure development is of a suitable design. Chapter 14 of the NPPF sets out the objective to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. The SPD incorporates a comply or justify principle insofar as where a scheme does not comply with the recommendations of the SPD is there relevant justification present.

Section 5.4 of the SPD is of relevance in the determination of this application. Paragraphs 5.25, 5.26 and 5.27 state that dormer windows should reflect the character of the area, surrounding buildings and the appearance of the existing house. In addition, the SPD states that when assessing a dormer window proposal, attention should be given to the surrounding buildings in the street and that flat dormers may be considered acceptable if they are well-designed, small in scale and appearance and are characteristic of the street scene.

The proposed front dormer would introduce a prominent and incongruous addition to the principal roof slope. The host dwelling forms part of a group of similarly designed semi-detached properties characterised by simple, uncluttered roof forms. Consideration was given by the case officer to the surrounding roofscape, however in this instance, the proposed dormer would form the only visible roof extension in the vicinity and would therefore appear as a dominant feature rather than a subordinate addition. Significant weight is afforded to the appearance of the principal elevation, particularly given the dwelling’s prominent outlook across the adjacent public greenspace. Due to its scale, form and highly visible position, the proposed dormer would appear visually intrusive and incongruous within the street scene, causing harm to the character and appearance of both the host dwelling and the wider area.

Paragraph 5.24 of the Householder Design Guide SPD advises that dormers, if poorly designed or located, can result in a building appearing cluttered or asymmetrical. The

proposed dormer would measure approximately 3 metres in width. As a result, the dormer would occupy a substantial proportion of the principal roof slope and would appear bulky. In addition, the proposed would be centrally positioned within the front roof slope and would interrupt the balanced appearance of the dwelling's principal facade. In this case, it can therefore be considered that the proposal would detract from the symmetry of the dwelling.

Consequently, the proposal is considered contrary to policies seeking to ensure extensions are sympathetic in scale, design and appearance and preserve the visual amenity of the area. It is therefore considered that in terms of visual amenity, the proposed would not comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Chapter 17 of the NPPF seeks to ensure an acceptable impact of development proposals in relation to residential amenity. Policy P3(2)(b) seeks to ensure developments do not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The proposed dormer would provide additional living accommodation and would not result in any significant loss of privacy, outlook, daylight or sunlight to neighbouring occupiers given its forward facing position on the principal elevation. In this case, the proposal would therefore have an acceptable impact on residential amenity and would accord with local plan policies relating to amenity.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 15 of the NPPF 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 Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development. It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

The number of bedrooms in the property will increase from two to four as a result of the development, however, the off-street parking requirement at the dwelling will not change, and given there is currently no off-street parking at the dwelling the current arrangements of on-street parking and permit spaces will continue to be acceptable. The current parking provision is therefore considered acceptable to remain. In addition, the development is set back adequately from the highway and as a result will have no significant impact upon highway safety.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Climate Change - Chapter 5 of the NPPF sets out policies relating to meeting the challenge of climate change. The objective of the policies in chapter 5 are details as being to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. It does this by setting out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.

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. 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.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 5 of the National Planning Policy Framework.

6 – Representations:

None received

7 – Conclusion:

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. 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:** 2026/91924**Officer Recommendation:** Refuse**Reasons:**

1. The proposed dormer extension, by reason of its scale, massing, height, siting and design would represent an overly dominant and visually intrusive addition that would disrupt the simple form and appearance of the existing roof. The proposed would appear incongruous within the streetscape, causing harm to the character and appearance of the dwelling and surrounding area. The proposal is therefore contrary to Policy LP24 of the Local Plan and policy DP3 of Chapter 14 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing and Proposed Site Plans	CAD-A3L-1		09/07/2026
Existing and Proposed Floor Plans	CAD-A3L-2		09/07/2026
Existing and Proposed Elevations	CAD-A3L-3		09/07/2026
Climate Change Statement			09/07/2026
Application Form			09/07/2026

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 Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was unacceptable as submitted.

Coal – low

