

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

**Town and Country Planning (General Permitted Development) (England)
Order 2015 - Schedule 2, Part 1, Class A.1 (g) Condition A.4**

DELEGATED DECISION FOR DISCHARGE OF CONDITION A.4 - NOTIFICATION OF A PROPOSED ENLARGEMENT TO DWELLINGHOUSE

Reference no.	2026/HH/92108/E
Site Address	73, West Royd Avenue, Mirfield, WF14 9LB
Description	The proposal is for erection of single storey rear extension. The extension projects 4.5m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.5m, the height of the eaves of the extension is 2.485m
Recommending Officer	Ellen Gilbert

DECISION – PRIOR APPROVAL 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: 07-Sep-2026

1. Procedural Matters

Prior notifications for the erection of single storey rear extensions to dwellings are considered against the requirements as set out by the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Schedule 2, Part 1, Class A, condition A.4.

Proposals pursuant to Class A are permitted subject to limitations set out in paragraph A.1 and in the case of Class A.1 (g) subject to the discharge of condition A.4. This proposal relates to development pursuant to Class A where condition A.4 is engaged and for the purposes of this assessment only the limitations for Class A.1 (g) and requirements condition A.4 are considered. Other limitations within Class A are not considered other than where, in the opinion of the Local Planning Authority, the development does not comply with the limitations within Class A of the Order. Ultimately the responsibility to ensure the development is carried out in full accordance with any planning permission rests with the applicant or property owner/occupier.

Limitations for Class A.1(g) Development

Is the site within a Conservation Area, Article 4 or SSI area?	No
Is any part of the proposal clearly outside the curtilage of the dwellinghouse?	No
If the house is detached and from the information submitted, does the extension extend more than 8 metres from the rear of the original dwellinghouse?	The proposal relates to a terraced property and the extension does not extend more than 8 metres from the rear of the original dwellinghouse.
If the house is not detached and from the information submitted, does the extension extend more than 6 metres from the rear of the original dwellinghouse?	No
Does the proposal exceed 4 metres in height?	No
Have permitted development rights been removed from the property?	No

Condition A.4

As part of the notification procedure, the Local Planning Authority notify owners or occupiers of adjacent premises of the proposed development by serving notice and allowing 21 days for objections to be made. The Local

Authority shall take into account any representations made as a result of the notice given.

Consultation start date : 28th July 2026

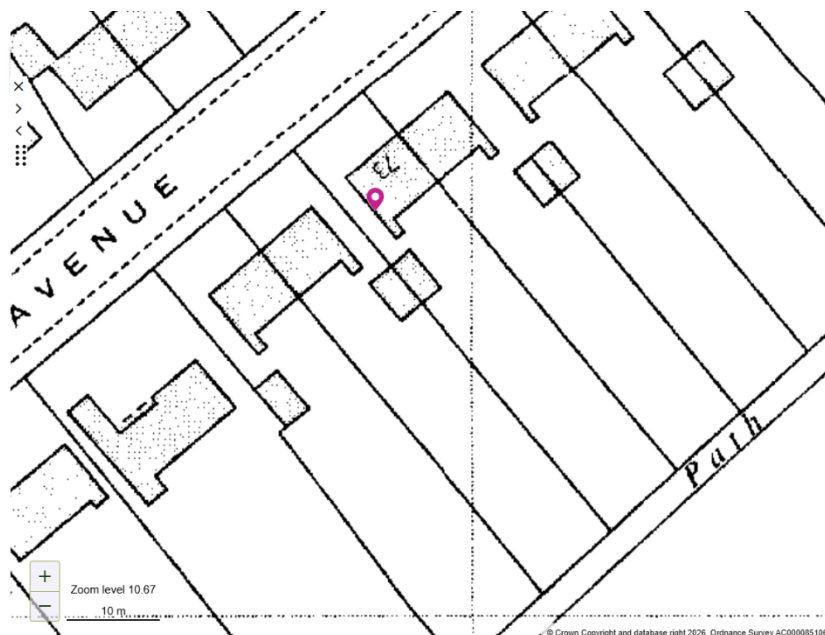
Consultation end date : 18th August 2026

1. Objections

1.1 Summary of representations: None received

2. Assessment

The proposed enlargement would project approximately 4.5 metres from the rear elevation of the dwellinghouse and has a height of 3.5 metres. The property already benefits from a rear projection to the western elevation, a feature that can be found attached to properties along West Royd Avenue. Historic aerial imagery held by the Council, dating from 1965 shows this rear projection, indicating that it formed part of the original dwellinghouse.



The submitted plans show that the original western elevation and extension would be retained and enlarged along the rear elevation of the dwelling, to facilitate additional kitchen space.

Consequently, the proposed extension has a width more than half the width of the original dwellinghouse contrary to paragraph (j) of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

3. Recommendation

The proposed rear enlargement cannot benefit from a general planning permission under Article 3(1) and Schedule 2, Class A, Part 1 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) as the proposed enlargement would extend beyond a wall forming a side elevation of the original dwellinghouse and has more than half the width of the original dwellinghouse.