

# **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>2026/62/92110/W</b>                           |
| Site Address:         | 43, Arthur Street, Golcar, Huddersfield, HD7 4DF |
| Description:          | Erection of two front dormers                    |
| Recommending Officer: | Laura Yeadon                                     |

### **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: 21-Sep-2026**

## HOUSEHOLDER DELEGATED REPORT

|                                                   |                                                  |
|---------------------------------------------------|--------------------------------------------------|
| <b>Application Number</b>                         | 2026/92110                                       |
| <b>Location</b>                                   | 43, Arthur Street, Golcar, Huddersfield, HD7 4DF |
| <b>Proposal</b>                                   | Erection of two front dormers                    |
| <b>Publicity end date</b>                         | 10 <sup>th</sup> September 2026                  |
| <b>Number of representations received</b>         | None                                             |
| <b>Kirklees Local Plan Allocation/Designation</b> | Unallocated land                                 |
| <b>Extension to Time (EoT)</b>                    | N/A <b>EoT Date:</b> N/A                         |
| <b>Recommendation</b>                             | Conditional Full Permission                      |

|                                                                                                       | <b>NO</b> | <b>YES</b> |
|-------------------------------------------------------------------------------------------------------|-----------|------------|
| <b>Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)</b> | ✓         |            |
| <b>Contrary to previous decision</b>                                                                  | ✓         |            |
| <b>Called in by Ward Member</b>                                                                       | ✓         |            |
| <b>Significant number of representations received</b>                                                 | ✓         |            |

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

### Policy

#### National

National Planning Policy Framework (NPPF) 2026  
National Planning Practice Guidance (NPPG)

- Chapter 3 – Decision Making Policies
- Chapter 4 – Achieving Sustainable Development
- Chapter 14 – Achieving well designed places
- Chapter 19 – Conserving and enhancing the natural environment

#### Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 53** – Contaminated and unstable land

Supplementary Planning Document 'House Extensions and Alterations' (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

|                                                      | <b>YES<br/>NO</b> | <b>/</b> | <b>SUMMARY</b> |
|------------------------------------------------------|-------------------|----------|----------------|
| Negotiations/Amendments during course of application | No                |          | No             |
| Parish/Town Council comments sought                  | N/A               |          |                |
| Planning History                                     | No                |          |                |
| Consultations required                               | No                |          |                |

### **Assessment**

The application seeks permission for a dormer extension.

The Kirklees SPD sets out that dormer extensions should comply with certain parameters set out at paragraph 5.4 on pages 31 and 32 (and listed below) and if they do not, they need to be justified:

| <b>Dormer extensions should:</b>                                                                         | <b><u>Yes - COMPLY</u></b>                                                                                                                                                              | <b><u>No - JUSTIFY</u></b>                                  |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| relate to the appearance of the house and existing roof                                                  | Yes – existing dormer to the rear and the proposed are confined to the existing roof slope                                                                                              |                                                             |
| be designed in style and materials similar to the appearance of the existing house and roof              | Yes – cladding which is in keeping with the existing rear dormer                                                                                                                        |                                                             |
| not dominate the roof or project above the ridge of the house                                            | Yes set within both sides of the exiting roof slope with a gap between each dormer clearly defining two separate dormer extensions                                                      |                                                             |
| be set below the ridgeline of the existing roof and within the roof plane                                |                                                                                                                                                                                         | No – in line with existing roof ridge – same as rear dormer |
| be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant | Yes – in line with existing front elevation openings. A number of flat roof dormers are in the locality to neighbouring properties which is a characteristic of the wider street scene. |                                                             |

## **Design and Visual Amenity**

Semi-detached bungalow which hosts a dormer extension within the rear elevation roof slope and the property is externally rendered. There is driveway and amenity space to the front of the property and a further garden area to the rear.

It appears from the records held by the Local Planning Authority that the property has been extended to the side between 2018 and 2021. There is no planning permission to confirm that this lawfully obtained planning permission. Notwithstanding this, for operational development to have lawfully taken place prior to April 2024, the time period for enforcement action was 4 years. Given that it appears that the development was completed prior to 2024, the structure is now considered to be lawful. It appears that works to render the property

were carried out at the same time and would therefore also fall to be considered as lawful works on the balance of probability.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

|                                                | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                                  | <b>Further comments</b>                                                                                                                                                                                         | <b>✓ /<br/>X /<br/>N/A</b> |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Impact on the Local character and street scene | <ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 14 NPPF</li> </ul>                    | Limited impact on the street scene due to varying styles and design of the neighbouring dwellings. To the south / east of the application site are semi-detached bungalows that also host front dormer elements | ✓                          |
| Impact on original house                       | <ul style="list-style-type: none"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 14 of the NPPF</li> </ul>             | The roof form of the dwelling would be clearly read and visible from public vantage points                                                                                                                      | ✓                          |
| Height, scale and massing                      | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 14 of the NPPF</li> </ul> | Set up from the gutter line and set in from the sides of the property with an obvious gap between the two dormers                                                                                               | ✓                          |
| Facing materials and detailing                 | <ul style="list-style-type: none"> <li>• KDP 9 of the SPD</li> <li>• Policy LP24 Design (d) (iii) of the KLP</li> <li>• Chapter 14 of the NPPF</li> </ul>              | Cladding to match the rear dormer and existing roof tiles – this can be conditioned to match the colour finish of the existing roof                                                                             | ✓                          |
| Roof style                                     | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c)</li> </ul>                                                      | Flat roofed – discussed in more depth below.                                                                                                                                                                    | ✓                          |

|                             |                                                                                                          |                                                      |   |
|-----------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------|---|
|                             | and (d) of the KLP<br>• Chapter 14 of the NPPF                                                           |                                                      |   |
| Window proportions          | • KDP 1 and 2 of the SPD<br>• Policy LP24 Design (a), (c) and (d) of the KLP<br>• Chapter 14 of the NPPF | Proportions considered acceptable                    | ✓ |
| Accessibility for all users | • KDP 17 of the SPD<br>• Policy LP24 Design (f)<br>• Chapter 14 of the NPPF                              | Private domestic extension. No alterations to access | ✓ |

The inclusion of flat roof dormers to front is not a typical character to this part of the street, however in closer proximity to the south and east of the site such additions are more commonplace, of a larger scale and of a less in keeping design.

In this case weight is afforded this varied character of the locality and on balance given the scale of the dormers proposed it is considered their design would not have such an impact upon the character of the street that refusal could be substantiated in this case. It is considered that on the basis of a dark grey colour finish the dormers would read as in keeping with the character of the house types in the locality given the wider context against which they would be viewed with dwellings featuring flat roof additions being within the sider street scene.

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

### **Residential Amenity:**

The main properties affected are:

- 45 Arthur Street (attached bungalow) would not be affected by the presence of the dormer extensions by virtue of overlooking or overshadowing
- 41 Arthur Street (adjacent property) would not be affected by the presence of the dormer extensions by virtue of overlooking or overshadowing
- 29 Stratford Close (facing property) would have no decrease in separation distances due to the dormers being set back from the front elevation of the property

|                                                                      | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                 | <b>Further comments</b>                  | <b>✓ /<br/>X /<br/>N/A</b> |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------|
| Impact on privacy of neighbours (to sides, rear and front)           | <ul style="list-style-type: none"> <li>• KDP 3 &amp; 4 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 14 of the NPPF</li> </ul> | Acceptable for the reasons set out above | ✓                          |
| Impact on light and outlook of neighbours (to sides, rear and front) | <ul style="list-style-type: none"> <li>• KDP 4, 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 14 of the NPPF</li> </ul>        | As above                                 | ✓                          |
| Impact on overbearing or overshadowing                               | <ul style="list-style-type: none"> <li>• KDP 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 14 of the NPPF</li> </ul>           | As above                                 | ✓                          |
| Remaining garden space of application property                       | <ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 14 of the NPPF</li> </ul>      | Unaffected                               | ✓                          |

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

#### **Highways and Parking:**

|                          | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b> | <b>Further comments</b>     | <b>✓ /<br/>X /<br/>N/A</b> |
|--------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------|
| Impact on highway safety | <ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> </ul>                                 | No impact on highway safety | ✓                          |

|                             |                                                                                                                                          |                                                                                                          |   |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---|
|                             | <ul style="list-style-type: none"> <li>Policy LP22 Parking (f) of the KLP</li> </ul>                                                     |                                                                                                          |   |
| Parking provision           | <ul style="list-style-type: none"> <li>KDP 15 of the SPD</li> <li>Policy LP22 Parking (f) of the KLP</li> </ul>                          | No changes to parking provision                                                                          | ✓ |
| Provision for waste storage | <ul style="list-style-type: none"> <li>KDP 16 of the SPD</li> <li>Policy LP24 Design (d) (iv)</li> <li>Chapter 12 of the NPPF</li> </ul> | None shown on plan however there is sufficient space within red line boundary to accommodate bin storage | ✓ |

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

#### Other matters:

|                                          | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                          | <b>Further comments</b>                                                                                                  | <b>✓ /<br/>X /<br/>N/A</b> |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Impact on trees                          | <ul style="list-style-type: none"> <li>KDP 13 of the SPD</li> <li>Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>Chapter 14 of the NPPF</li> </ul> | None                                                                                                                     | ✓                          |
| Impact on ecology                        | <ul style="list-style-type: none"> <li>KDP 12 of the SPD</li> <li>Policy LP30</li> <li>Chapter 19 of the NPPF</li> </ul>                                       | N/A                                                                                                                      | ✓                          |
| Carbon Budget / Climate change statement | <ul style="list-style-type: none"> <li>KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>Policy LP51</li> <li>Chapter 14 of the NPPF</li> </ul>                        | Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning | ✓                          |



**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 to accord with Policies LP1, LP2, LP21, LP22, LP24 and LP53 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 15 and 16 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 3, 4, 14 and 19 of the National Planning Policy Framework.

3. The hereby approved dormers shall be either vertically slate hung with slates that in all respects match those used on the existing roof or be clad with a colour finish which is a colour to match the existing roof. The materials of construction and colour finish shall be completed before the development is brought into use and shall thereafter be retained.

**Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Chapter 14 of the National Planning Policy Framework and Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

Plans and specifications schedule:-

| Plan Type                           | Reference     | Version | Date Received              |
|-------------------------------------|---------------|---------|----------------------------|
| Location plan                       | PP-15115848v1 |         | 28 <sup>th</sup> July 2026 |
| Location plan and block plan        | 26-022-03     |         | 28 <sup>th</sup> July 2026 |
| Existing elevations and floor plans | 26-022-02     |         | 28 <sup>th</sup> July 2026 |
| Proposed elevations and floor plans | 26-022-01     |         | 28 <sup>th</sup> July 2026 |
| Climate Change Statement            | Appendix A    |         | 28 <sup>th</sup> July 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 2015 and otherwise actively engaged with the applicant in dealing with the application. It was not considered necessary to seek any amendments/further information during the course of this application.

