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:	**2026/62/92506/E**
Site Address:	21, Clarke Street, Westborough, Dewsbury, WF13 4LP
Description:	Erection of single storey rear extension and rear dormer
Recommending Officer:	Jennifer Booth

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: 04-Nov-2026

OFFICER REPORT

Site Description

51 Clarke Street is a stone built mid terraced property with a small garden to the front and a larger, enclosed garden 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 single storey rear extension and a rear dormer.

The rear extension would be set in 1.4m from the shared boundary with the adjoining 19 Clarke Street, extending out 4.3m for 3.8m across the width then stepping back 1.3m to a projection of 3m on the boundary with the adjoining 23 Clarke Street.

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

The dormer would have a width of 5.6m and a height of 2.7m with a pitched roof form. The dormer face and cheeks would be covered with vertically hung tiles.

Relevant Planning History

2026/91523 – larger home notification – refused on harm to adjoining properties

It is noted that the scheme which was refused saw a larger extension to rear, and which had a larger projection along the shared boundary with no.23. The application proposal differs from this with a 3m projection proposed as part of this scheme under consideration compared with a 6m projection proposed under application 2026/91523.

Representations

The application was advertised by site notice, which expired on 12/10/2026

As a result of the above publicity, five representations have been received. The material planning matters raised are summarised as follows:

- The rear extension proposed is large and would be out of character with the host property and the wider row.
- The rear dormer would be out of character given the size proposed.

- The rear extension would result in an overbearing impact on the adjoining properties.
- The rear extension would result in overshadowing of the adjoining properties.
- Proposed dormer would be prominent / bulky feature and have a significant impact upon the appearance of the surrounding area
- Combined impact of the rear extension / dormer would see the host property considerably larger and have a significant visual impact

Other matters may have been raised such as loss of outlook/view. However, only material considerations can form part of the assessment.

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

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 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.

- Chapter 4 – Achieving sustainable development (S3: Presumption in favour of sustainable development)
- Chapter 5 – Meeting the challenge of climate change (CC2: mitigation of climate change & CC3: Adaption to climate change)
- Chapter 14 – Achieving well-designed places (DP3: Key principles for well-designed places & DP4: The design process)
- Chapter 17 – Pollution, public protection and security (P2: Ground conditions & P3: Living conditions and pollution)

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 14 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.

The proposal under consideration consists of two distinct elements which shall be addressed below.

Single storey rear extension

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The proposed single storey rear extension is considered acceptable in terms of visual amenity. The extension incorporates a stepped design and is set in

from the boundary with No. 19, which assists in reducing its visual presence and maintaining an appropriate relationship with the neighbouring property. Sufficient private amenity space would remain available to serve the host dwelling following the development. The proposed materials would match those of the existing dwelling, ensuring a cohesive appearance, whilst the scale and design of the extension are considered appropriate and sympathetic to the host property.

It is acknowledged that rear extensions are relatively limited within the surrounding area and that the development would be visible from the access lane to the rear. However, having regard to its modest scale, subordinate form, and use of matching materials, the extension would not appear unduly prominent or incongruous within the street scene. On balance, the proposal would preserve the character and appearance of the dwelling and surrounding area and is therefore considered acceptable in visual amenity terms. A condition to ensure use of matching materials is recommended.

Rear dormer

In point 5.25 of the House Extensions & Alterations SPD, it does suggest that rear dormers can be considered to be appropriate dependent upon design and size.

The proposed rear dormer has been assessed in terms of its impact on the character and appearance of the host dwelling and wider area. It is acknowledged that there is only one other rear dormer within the row, located at the adjoining No. 23. Whilst the proposed dormer would be larger in scale and would have a closer relationship to both the eaves and side boundaries than the neighbouring example, it would remain inset from each side of the roof slope, maintaining a degree of separation from the edges of the roof. Furthermore, the pitched roof design and use of vertically hung tiles would assist in integrating the dormer within the existing roof form and reflect materials found on the host dwelling.

It is recognised that the development would have a degree of prominence when viewed from the access lane to the rear; however, when considered in the context of its design, materials and positioning, the dormer is not considered to result in unacceptable harm to visual amenity. In addition, there is a realistic fallback position whereby a substantial roof enlargement could be constructed under permitted development rights. Taking all of the above into account, and on balance, the proposal is considered acceptable in visual amenity terms and would not appear unduly incongruous within the surrounding area.

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 14 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 19 Clarke Street

The projection of the rear extension on the boundary with the adjoining property to the north is limited to 3m. Given the spatial relationship, it is considered there would be no significant overlooking, overshadowing or overbearing which would warrant refusal on such basis. The design of the scheme has been amended from the previously refused proposal seeking prior approval, substantially reducing the extent of the projection along this boundary and the proposal is concluded to be acceptable in terms of its projection in this case.

The dormer would be set up within the roof plane with limited potential for overshadowing, overbearing or overlooking. The siting of openings within the dormer, set back from the elevation of the host property, is not considered to introduce significant additional overlooking.

With regards to the impact on the adjoining 19 Clarke Street, 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 14 of the NPPF and the proposals are considered to be acceptable.

Impact on 23 Clarke Street

There is an inset between the side of the rear extension and the adjacent neighbour to the south. As such, whilst the projection of this element is 4.2m, the inset together with the single storey nature of the extension is concluded to be such that it would result in no significant overshadowing, overbearing or overlooking.

The dormer would be set up within the roof plane and as such would not result in any significant overlooking, overshadowing or overbearing. The siting of openings within the dormer, set back from the elevation of the host property, is not considered to introduce significant additional overlooking.

With regards to the impact on the adjoining 23 Clarke Street, 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 14 of the NPPF and the proposals are considered to be acceptable.

Impact on 48 Brunswick Street

The neighbouring property to the rear is positioned some 26m from the host property. Given the separation, it is concluded that the rear extension and dormer would result in no unacceptable overlooking, overshadowing or overbearing. The siting of openings within the dormer, set back from the elevation of the host property, is not considered to introduce significant additional overlooking.

With regards to the impact on the neighbouring 48 Brunswick Street, 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 14 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 14 of the National Planning Policy Framework.

Impact on highway safety:

The proposals will result in some intensification of the domestic use, and it is noted that there is no formal off street parking at present. However, the increase in accommodation over and above the existing would equate to a single additional bedroom. As such, whilst not ideal, the scheme is not considered to be significantly harmful in terms of highway safety. The proposals broadly comply with Policy LP22 of the Kirklees Local Plan along with Key Design Principle 15 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:

five representations have been received. The material planning matters raised are summarised as follows:

- The rear extension proposed is large and would be out of character with the host property and the wider row
- Proposed dormer would be prominent / bulky feature and have a significant impact upon the appearance of the surrounding area
- Combined impact of the rear extension / dormer would see the host property considerably larger and have a significant visual impact – **Response:** *the impact of the rear extension and dormer has been considered as being acceptable for the reasons outlined in the visual amenity section of this report*.
- The rear dormer would be out of character given the size proposed – **Response:** *the impact of the rear dormer has been considered as being acceptable for the reasons outlined in the visual amenity section of this report*.
- The rear extension would result in an overbearing impact on the adjoining properties – **Response:** *Given the spatial relationship with the adjoining properties to each side together with the stepped nature of the rear extension is such that there would be limited overbearing impact and refusal on this basis could not be substantiated in this case*.
- The rear extension would result in overshadowing of the adjoining properties – **Response:** *Given the spatial relationship with the adjoining properties to each side together with the stepped nature of the rear extension is such that there would be limited overshadowing and refusal on this basis could not be substantiated in this case*.

Other matters may have been raised such as loss of outlook/view. However, only material considerations can form part of the assessment. In this case given the conclusions of the development in relation to impact upon residential amenity, the proposal is not considered to be unduly oppressive / overbearing and the resultant impact upon outlook for neighbouring occupiers is therefore concluded as acceptable.

Negotiations:

None

Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a single storey extension to the rear and a rear dormer at 21 Clarke Street 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. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposals are considered to be acceptable.

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.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation **Approve**

Decision Authorisation - Delegated Powers
Application Number: 2026/92506
Officer Recommendation: Approve
Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of the National Planning Policy Framework.

3. The external walls and roofing materials of the single storey extension hereby approved shall in all respects match those used in the construction of

the existing building. The walls of the dormer hereby approved shall be roof tiles which in all respects match those used in the construction of the existing building. The fascia, soffit and roof of the dormer to rear shall be of a dark grey colour finish. The materials of construction and colour finishes approved by this condition shall be completed prior to the development being brought into use and retained thereafter.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of chapter 14 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays
08.00 and 13.00hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.
Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location plan	01	1157317	09/09/2026
Site plans	02	1157318	09/09/2026
Existing plans	03	1157319	09/09/2026
Proposed floor plans	04	1157320	09/09/2026
Proposed elevations	04	1157323	09/09/2026
Climate change statement	-	1157324	09/09/2026

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.

As the submitted plans were considered to be acceptable, no changes were sought.