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:	**2026/62/92571/E**
Site Address:	1, Skylark Drive, Shaw Cross, Dewsbury, WF12 7FB
Description:	Erection of single storey side 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: 09-Nov-2026

THE SITE

The application site relates to 1 Skylark Drive, Shaw Cross, Dewsbury, WF12 7FB, a two-storey semi-detached dwelling located on a modern residential estate. The dwelling occupies a corner plot and is set behind a small front garden enclosed by low metal railings and boundary planting. The property is constructed of red brickwork beneath a pitched roof finished with red concrete roof tiles. Fenestration is provided through white uPVC windows and doors. The principal elevation faces the public highway and incorporates a modest entrance canopy.

The dwelling benefits from private amenity space to the side and rear and forms part of a uniform group of similarly designed residential properties within the surrounding estate.

THE PROPOSAL

The applicant is seeking planning permission for the erection of a single storey side extension.

The extension will project from the western elevation of the dwelling by approximately 2.6m at the narrowest point to the front of the property and will widen to the rear to 3.2m. It is set back from the original building line by 3.6m and will have a height of 3.5m from the ground to the ridgeline and approximately 2.2m to the eaves. The roof form will be gabled, and the extension will be constructed out of matching red brick and red concrete roof tiles.

No fenestration is proposed to the side of the extension; however, one window is proposed to the principal elevation and one to the rear.

PLANNING HISTORY

The planning history of the site relates to the recent applications relating to the residential development of the site as part of a wider housing development.

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 which expired on the 16th of October 2026. No representations were received.

CONSULTATIONS

No statutory consultations were requested for this application.

ALLOCATION & POLICIES

The site is located within an area allocated for housing development within the Kirklees local plan. It is located within a 200m buffer of a historic landfill.

Local guidance and policy are 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
LP53 Contaminated and Unstable Land

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
Chapter15 Promoting sustainable transport
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”.

The site, being within a housing land allocation, is considered to have been developed in accordance with this allocation in this case with the proposal to form part of the existing residential use of the site.

The conclusion section of this report sets out the conclusions in relation to the principle of the development in light of all other material considerations.

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. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained. 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.

Paragraphs 5.15 and 5.23 of the House Extensions and Alterations SPD provide guidance on side extensions and corner plots respectively, stating that in both cases they would relate to the street frontage, reflect and contribute to the local character of the area.

Policy DP3(1) of the NPPF details that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

Given the corner plot position of the dwelling, the proposed extension would be highly visible from the public realm and would form a prominent feature within the recently established street scene. Whilst the extension seeks to replicate the design approach of the existing gable elevation, including its limited fenestration, its scale, massing and projection would result in an overly dominant form of development.

Due to its prominent siting, the extension would appear as an incongruous and visually intrusive addition that fails to read as subordinate to the host dwelling. Consequently, the proposal is considered to juxtapose with the established character and appearance of the dwelling and the wider streetscape, causing unacceptable harm to 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 policies contained within chapter 14 of 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 side extension would provide additional living space and would not result in any significant loss of privacy, outlook, daylight or sunlight to neighbouring occupiers given its forward-facing position towards the principal elevation and location at the end of a terrace. In this case, the proposed 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 three to four as a result of the development, however, the off-street parking requirement at the dwelling will not change. Whilst the proposal would lead to a level of intensification, it is considered that refusal on the grounds of the level of parking provision available to the property could not be substantiated in this case given the existing arrangements and extent the proposal would increase parking demand. The current parking provision is therefore considered acceptable to remain.

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: 2026/92571

Officer Recommendation: Refusal

Reasons:

1. The proposed side extension, by reason of its prominent siting on a corner plot at the end of a newly established terrace, would represent an overly dominant and visually intrusive addition that would fail to harmonise with the character of the street. The proposed development 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 Kirklees Local Plan, principles 1 and 2 of the House Extensions and Alterations SPD and the design objectives of the policies contained within Chapter 14 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Proposed and Existing Location Plan	Drg no 101785.02 Rev:A		11/09/2026
Proposed and Existing Plans and Elevations	101785.01		11/09/2026
Climate Change Statement			11/09/2026
Application Form			11/09/2026

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 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 acceptable as submitted.

Coal – low