

**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:	2021/62/94119/W
Site Address:	Fern Croft, Far End Lane, Honley, Holmfirth, HD9 6NS
Description:	Erection of side and rear extensions, bay window to front, detached garage and rebuild stone boundary wall
Recommending Officer:	Lucy Taylor

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: 02-Feb-2022

Officer Report.

Reference: 2021/94119

Location: Fern Croft, Far End Lane, Honley, Holmfirth, HD9 6NS

Proposal: Erection of side and rear extensions, bay window to front, detached garage and rebuild stone boundary wall.

Site Description.

Fern Croft is a two-storey detached property located in Honley, Holmfirth. The property is faced in natural stone and has an established gable roofing form above, infilled with blue slate concrete tiles. Within the wider curtilage, the property benefits from hard-surfaced driveway amenity space down the northern side elevation and garden amenity space to the front, rear and eastern side elevation. The property is bounded by a stone wall along the roadside. To the southern boundary two sectional garages are in place.

Within the wider streetscene of Far End Lane there is a relatively strong sense of similarity established, especially with regard to the surrounding properties been of a detached construction style and faced in stone.

A public right of way (PROW) runs adjacent to the northern and eastern boundaries of the site (ref:- PROW HOL/28/30).

Description of Proposal.

Planning permission is sought for the erection of side and rear extensions, a bay window to the front, a detached garage and to rebuild the stone boundary wall.

Side and Rear Extensions:

The proposed extensions will consist of one 'L-shaped' wrap-around extension to the northern side elevation and rear, a two-storey extension to the rear elevation and a single-storey side extension to the southern side elevation.

Wrap-Around Extension:

The proposed wrap-around extension will project out from the host property by 2.15 metres to the side elevation and by 1.8 metres to the rear elevation. The extension will have a length of 6.15 metres to the side elevation and a length of 3 metres to the rear elevation. The maximum height of the proposed wrap-around extension is 4.15 metres to both the side and rear elevation.

The extension will be faced in natural stone and the lean-to roof will be infilled with blue slate tiles. The extension proposes two small windows to the side elevation, one of which will be obscurely glazed, and two small windows to the rear elevation. All of these windows will be framed in UPVC. A regular access door is also proposed to the side elevation, this will be constructed from either timber or UPVC.

Within the interior of the dwellinghouse, this extension will function as a utility, shower room and kitchen extension.

Two-Storey Rear Extension:

The two-storey rear extension will project from the host dwelling by 3.2 metres, have a length of 4.2 metres and a maximum height of 7.2 metres. The walls of the extension will be faced in natural stone and the gable roof will be infilled with blue slate tiles.

Glazing is only proposed to the rear elevation of the extension, in the form of glazed bi-folding doors to the ground floor and one regular window the first floor. Both the doors and the window will be framed in UPVC.

Within the interior of the dwellinghouse, this extension will function as a dining room to the ground floor and a bedroom to the first floor.

Southern Side Extension:

The single-storey southern side extension will project from the host dwelling by 3 metres, have a length of 6 metres and a height of 3.65 metres. The walls will be faced in natural stone and the extension will have a flat roofing style erected above.

With regards to fenestration, the extension proposes glazed bi-folding doors to both the side and rear elevation. In addition, the extension proposes a roof lantern to be erected within the centre of the flat roof.

Within the interior of the dwellinghouse, the extension will function as a lounge.

Bay Window to Front:

The proposed bay window will project from the front elevation of the original dwellinghouse in conjunction with the living room. It will have a projection of 0.9 metres, a width of 2.65 metres and a height of 3.6 metres. The solid walls of the bay window structure will be faced in natural stone and a window will be inserted centrally and to each side elevation. The bay window will have a small lean-to roof above, infilled with blue slate tiles.

Detached Garage:

The proposed detached double garage will be erected in place of the existing garage on site. It will have a width of 6 metres, a length of 6 metres and a height of 3.10 metres. The walls of the garage will be constructed from concrete panels and the gable roof will be made from profiled sheets.

Two garage doors will be erected to the front elevation and a regular access door will be inserted to one side elevation.

Rebuild Stone Boundary Wall:

The existing stone boundary wall will receive maintenance treatment to improve its structure and appearance.

History of Negotiations.

The case officer sought amendments to remove the originally proposed boundary treatment of fencing. This was for reasons of visual amenity, especially with regard to resultant effects to the wider streetscene.

The applicant submitted amended plans which remove the fencing from the proposal and therefore, the overall determination of this application is based on the latest plans as submitted on 12th January 2022.

Relevant Planning History.

No relevant planning history on site.

Relevant planning history at neighbouring properties:

- **92/00931** – Moorfield, Field End Lane. Erection of single storey extension and formation of new access gateway. *Granted 1992.*
- **2004/93558** – 1 Ryecroft, Far End Lane. Erection of single and 2 storey extensions. *Granted 2004.*
- **2004/94378** – Holmfield, Field End Lane. Erection of utility extension and increase height of roof with rooms in roof space. *Granted 2004.*

Representations.

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have published this application via neighbour notification letters, a site notice and within the newspaper, collectively expiring on 22nd December 2021 – no representations were received.

Although amendments were sought and submitted regarding the originally proposed boundary treatment of fencing, it was not considered necessary to readvertise the scheme. This is because the amendments improved the overall scheme from a visual amenity perspective.

Consultation Responses.

Holme Valley Parish Council – made no observation.

KC PROW (footpaths) – no comments made.

Policy/Legislation.

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 application site is Unallocated in the Kirklees Local Plan however, it has been acknowledged that a PROW runs to the northern and eastern boundaries of curtilage. This is PROW HOL/28/30.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP23 – Core Walking and Cycling Network
- LP24 – Design

Kirklees House Extensions and Alterations SPD:

The Kirklees House Extension and Alterations SPD, adopted on 29 June 2021, has been prepared to help householders, developers, agents and architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration required by the Council. The guidance and additional details on Local Plan policies set out in the SPD have been produced on the principle of 'comply or justify'.

Holme Valley Neighbourhood Development Plan:

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan.

The site falls within Local Characteristic Area 6 – Honley Village Centre

The policies from the Holme Valley Neighbourhood Development Plan that are relevant to this application are:

- **Policy 1** – Protecting and Enhancing the Landscape Character of Holme Valley

- **Policy 2** – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- **Policy 12** – Promoting Sustainability

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving Well-Designed Places
- Chapter 14 – Meeting the Challenge of Climate Change, Coastal Change and Flooding

Assessment.

The following matters that will be considered as part of the assessment of the proposal are set below. These considerations will be looked at in detail individually:

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conclusion

1. Principle of Development

The site is without notion in the Kirklees Local Plan. Chapter 2 of the NPPF states that: *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes onto further state that objectives should: *“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, policy 1 of the Kirklees Local Plan declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

LP1 goes further and states: *“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved*

wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

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”*.

In this instance, it can be stated that the principle of development of this application is acceptable, subject to the assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise.

2. Impact on Visual Amenity

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 126 provides a principal consideration concerning design which states: *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:
*“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...
c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...”*

Developments that are considered to conform appropriately with Local Plan Policy LP24 and the design requirements as set out above, are considered to also conform with Policy 2 of the Home Valley Neighbourhood Plan – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), in this case Honley Village Centre (LCA6).

In respect of built characteristics, LCA6 sets out that LCA 6 the south-west of Honley has more eclectic architecture with largely 20th century residential properties in cul-de-sacs. These are generally in-keeping with the historic townscape due to scale and use of traditional materials. This is considered applicable in this case.

Policy 2 of the HVNP states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting.

Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document seek to ensure development is subservient to the host property and in keeping with the character of the locality.

The Council's House Extensions and Alterations SPD further states that single storey side extensions should:

- not extend more than two thirds of the width of the original house
- not exceed a height of 4 metres
- be set back at least 500mm from the original building line to allow for a visual break.

The proposed single storey side extensions to Fern Croft are considered to appropriately comply with the requirements of the SPD as set out above. Although it has been acknowledged that the proposed single storey side extension to the north west elevation will have a maximum height of 4.15 metres, this is considered acceptable with the front of the extension measuring a height of only 4 metres and increasing as a result of the natural topography of the land. Therefore, for this reason, the height of the proposed extension is justified.

The House Extensions and Alterations SPD sets out that single storey rear extensions should:

- be in keeping with the scale and style of the original house
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings)
- not exceed 4 metres in height
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraced houses or by 4 metres for detached properties
- where they exceed 3 metres in length, the eaves height should generally not exceed 2.5 metres
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The wrap-around side/rear extension is therefore also considered acceptable from the perspective of the rear elevation, in line with the above and the justification as set out above.

With regard to the proposed two-storey rear extension, The House Extensions and Alterations SPD states that they should:

- be proportionate to the size of the original house and garden
- not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)
- not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties
- not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary
- be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metres
- not adversely affect habitable room windows where they adjoin a neighbour's boundary

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The proposed two-storey rear extension to Fern Croft appropriately complies with the design criteria of the SPD as set out above.

The proposed bay window extension to the front elevation of Fern Croft abides with all of the design requirements for front extensions in the SPD which are as follows:

- the house is set well back from the pavement or is well screened
- the extension is small, subservient to the original house or the area
- the materials and design match the existing features of the original house
- the extension would not unreasonably affect the neighbouring properties.

Finally, with regard to the proposed detached garage, the House Extensions and Alterations SPD sets out that outbuildings should normally:

- be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings
- be set back behind the building line of the original building so that they do not impact on the street scene
- preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost.

The proposed detached garage follows all of the above design requirements, further supported by the fact that it is to replace the existing garage at Fern Croft. It is noted that the proposed garage, if moved 2m to the north away from the boundary, could be constructed under permitted development rights. Furthermore, the proposed garage would replace existing sectional garage buildings. Whilst the proposed garage is of a sectional concrete design, given it could be sited in a more prominent part of the site and benefit from being permitted development, and taking account the structures it replaces, it is considered in this case a higher standard of design could not be insisted upon by the LPA given the pd fall back which the applicant could undertake in the event this element was refused consent.

The proposed extensions to Fern Croft are considered to be subservient to the host dwelling, predominantly single storey in height and the two-storey rear extension significantly set down from the maximum height of the host dwelling. In addition, the extensions will all have a harmonising appearance, constructed using matching exterior materials, and have harmonising roof features, which by form naturally work to mitigate any potential of undue bulking/massing from the overall design of the developments. In addition, the detached garage will be subservient, replacing the existing detached garage currently erected within the curtilage of the dwellinghouse.

The forms of fenestration are also considered acceptable visually, in keeping with the original development style of the host property whilst further enhancing the contemporary design of the property through the use of glazed bi-folding doors. The fenestration to the garage is considered acceptable, aligning with the access needs of the principal of development proposed.

In turn, it can be concluded that the developments will not be obtrusive additions to the host dwelling or wider curtilage, sympathetically complimenting the existing architectural style of the dwellinghouse and enhancing its overall appearance within the streetscene. The proposed maintenance to the existing stone wall boundary treatment further works to promote this visual enhancement of the site. The proposal would ensure a usable area of private amenity space remains.

For all of the reasons outlined above, it is considered that the proposal would not cause detrimental harm to the visual amenities of the locality. The proposed developments are therefore considered to comply with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Key Design Principles 1 and 2 of the House Extensions and Alterations SPD.

3. Impact on Residential Amenity

Section B and C of LP24 states that alterations to existing buildings should: *“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”*

Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

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.

Policy 2 of the Holme Valley Neighbourhood Development Plan states that *‘designs should respect the scale, mass, height and form of existing buildings*

in the locality and the site setting. Development should fit in with and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties’.

The proposal would see the retention of a functional amenity space and is not considered to be overdevelopment.

The properties most likely to be affected by the proposed development are those which directly neighbour the site, these being No. 14 Far End Lane and Low Meadow. It is considered that the proposed developments would be a sufficient distance away from any other properties to prevent undue harm to residential amenity in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing affect.

It should first be noted that, given that the proposed detached garage to Fern Croft under this planning application is to replace the existing built form of the existing garage, no significantly increased impact to residential amenity is considered to be caused as a result of this element of the development.

No. 14 Far End Lane – this property is located to the north west of the application site.

Given the setting of these two properties within the streetscene, any developments proposed towards the eastern side of Fern Croft post no significant detriment to the residential amenities of No. 14 Far End Lane, set a significant distance away from the site of this neighbouring property. Therefore, this assessment of residential amenity will consider the single-storey wrap-around extension and two-storey rear extension.

The wrap-around extension poses no significant detriment to residential amenity with regard to overbearing or overshadowing given the single storey height and separation distance. In addition, although two windows are proposed in the side elevation, one is to be obscurely glazed and the other aligns with only a utility room and therefore, neither serve a domestic function internally. As such, the extension does not pose significant detriment to neighbouring privacy, with the potential for overlooking especially minimal.

The proposed two-storey rear extension to Fern Croft also poses no significant impacts to the residential amenities of No. 14 Far End Lane, also set a significant distance away to prevent substantial overbearing/overshadowing and no glazing proposed in the side elevation to impact upon neighbouring privacy.

Low Meadow – this property is located to the south west of the application site.

Given the setting of these two properties within the streetscene, the proposed bay window extension to the front elevation of Fern Croft poses no impact to the residential amenities of Low Meadow, set to the other side of the host property to that closet to this neighbouring property.

The proposed single storey extensions to Fern Croft pose no significant detriment to the residential amenities of this neighbouring property, set a significant distance from the boundary and of a single storey height. Resultantly, the proposed single storey extensions will not see an increased detriment of overbearing or overshadowing. In addition, although glazing is proposed to the rear elevation, this will not significantly detriment neighbouring privacy, presenting limited lines visibility as a result of existing forms of boundary treatment (stone wall and fencing) and positioned similarly to existing forms of fenestration on the host property.

For the same reason of separation distance, the proposed two-storey rear extension also poses no detriment of overbearing or overshadowing for the occupiers of Low Meadow. In addition, given the single storey nature of Low Meadow, the first floor window poses no detriment to neighbouring privacy, predominantly presenting lines of visibility over the roof of this neighbouring property. In addition, the proposed first floor window will be set to a similar position as the existing rear windows on the host dwelling.

For these reasons, the proposed developments at Fern Croft are not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed developments comply with Chapter 12 of the NPPF, LP24 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions and Alterations SPD.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan 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.

Although the proposed extensions will result in the potential increase for domestic function of Fern Croft (from 3 bedrooms to 4), the retained parking amenity space on site is considered sufficient to cater for this increase, as well as the proposed double garage which will provide further parking space on site. In addition, highway access to and from the site will not alter as a result of the proposed works.

The proposal is therefore considered to accord with Chapter 9 of the NPPF, LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extension SPD.

5. Other Matters

Climate Change

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

Policy 12 of the Holme Valley Neighbourhood Development Plan seeks to ensure that energy efficient designs are used in all new buildings.

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. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. 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 small-scale of the proposed development, 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 14 of the NPPF, Policy LP51 of the Kirklees Local Plan and Policy 12 of the Holme Valley Neighbourhood Development Plan.

Bats

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Holme Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The application site lies within the bat alert layer on the Council's GIS system. As such, careful attention has been paid when looking for evidence of bat roof potential.

In this instance, the property appeared well sealed around the eaves and roof area and it was judged unlikely to contain roosting bats. Even so, as a cautionary measure, a note will be added to the decision notice stating that if bats are found development shall cease and the advice of a licensed bat worker sought. This is to accord with the aims of Chapter 15 of the NPPF.

Land Quality

LP53 of the Kirklees Local Plan and paragraphs 174 and 183 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority's standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with paragraphs 174 and 183 of the National Planning Policy Framework.

PROW

Given that the proposed works to Fern Croft will not prejudice the function, continuity or implementation of footpath HOL/28/30 as a walking or cycling network, the proposal is considered to appropriately comply with LP23 of the Kirklees Local Plan. In turn, footpath HOL/28/30 will be protected following the erection of the proposed developments to Fern Croft.

6. Representations

No representations were received.

7. Conclusion

The NPPF has introduced 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 constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve
Decision Authorisation - Delegated Powers
Application Number: 2021/94119
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 Policies LP1, LP2, LP21, LP22, LP23 and LP24 of the Kirklees Local Plan, Key Design Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 15 of the Council's adopted House Extensions and Alterations SPD, Policies 1, 2 and 12 of the Holme Valley Neighbourhood Plan and policies within Chapters 2, 12 and 14 of the NPPF.

3. The external walls and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building and be thereafter retained.

Reason: In the interests of visual amenity and to accord with Policies LP2 and LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the NPPF.

Note: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Note: The application site is located in a low coal risk area.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
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Plan Type	Reference	Version	Date Received
Block Plan	-	-	28.10.21
Proposed Garage	06	-	28.10.21
Existing Plans and Elevations	02	-	28.10.21
Location Plan	-	-	28.10.21
Proposed Elevations	05	-	12.1.22
Proposed Plans	04	-	28.10.21
Existing and Proposed Site Plans	-	-	28.1.22

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. Amended plans were sought and submitted to remove the proposed fence from the proposal.

Report Dated: 31.1.22