

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:	2023/62/91674/W
Site Address:	East Bank House, 2, Stubbin Fold, Holmbridge, Holmfirth, HD9 2BB
Description:	Erection of single storey side extension, single storey replacement rear extension and associated external alterations (within a Conservation Area) (modified proposal)
Recommending Officer:	Luke Walstow

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.

Teresa Harlow

AUTHORISED OFFICER

Date: 05-Oct-2023

OFFICER REPORT

Application Reference: 2023/91674

Site: East Bank House, 2, Stubbin Fold, Holmbridge, Holmfirth, HD9 2BB

Site Description

The site comprises a detached two storey dwelling constructed from stone under a slate roof. The dwelling appears to have been constructed in the late 1990s in the style of a traditional agricultural barn. The site sits in a relatively generous plot and benefits from a detached garage/annex to the southeast of the dwelling. A shed has been erected adjacent to the northwest wall of this outbuilding. There is a relatively large driveway leading to the garage within the site.

The site forms part of a cul-de-sac with 3 other dwellings in a traditional agricultural style. The site and surrounding land falls from northwest to southeast.

The site is within Hinchliffe Mill Conservation Area and is within close proximity to the Grade II listed building of Field Top to the east of the site. There is a protected tree to the rear of the site (04/80/t11).

Description of Development

The applicant is seeking planning permission for the erection of single storey side extension, single storey replacement rear extension and associated external alterations (within a Conservation Area) (modified proposal).

Side Extension Dimensions

Projection: 3 metres

Width: 3 metres

Height: 2.75 metres to the eaves, 3.59 metres in total height.

Rear Extension Dimensions

Projection: 3.56 meters

Width: 5.73 metres

Height: 2.68 metres to the eaves, 3.83 metres in total height.

The side extension would serve as a utility room/porch whereas the rear extension would act as a sunroom. A number of alterations are also proposed. These include new and replacement openings which all could in theory be installed under permitted development. Hard landscaping works are also proposed under this application, including new and realigned wall and extended hard-surfaced areas. The side extension has been reduced in size from the previously approved application 2023/90650.

History of negotiations/amendments sought

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

Relevant Planning History:

2002/92753. Erection of a rear extension (within a conservation area). *Conditional Full Permission – 19/09/2022.*

2006/94095. Erection of extension over existing detached garage (within a conservation area). *Conditional Full Permission – 20/11/2006.*

2016/90447. Alterations to existing detached garage with room above to create dwelling forming annex accommodation associated with East Bank House, 2 Stubbin Fold, Holmbridge, Holmfirth, HD92BB and erection of garden shed (within a conservation area). *Conditional full Permission – 22/04/2016.*

2018/90927. Nonmaterial amendment to previous permission 2016/90447 for alterations to existing detached garage with room above to create dwelling forming annex accommodation associated with East Bank House, 2 Stubbin Fold, Holmbridge, Holmfirth, HD92BB and erection of garden shed (within a conservation area). *Approved – 12/04/2018.*

2019/91645. Work to tree TPO 04/80 in CA. *Granted – 19/06/2019.*

2023/90578. Works TPO Trees within a conservation area. *Granted – 29/03/2023.*

2023/90650. Erection of a single storey side extension. Single storey replacement rear extension and associated external alterations (within a conservation area). *Conditional Full Permission – 27/04/2023.*

As noted above, the dwelling appears to have been constructed in the 1990s in the style of a traditional agricultural barn.

Since then, the dwelling has been extended to the rear (2002/92753) and it is proposed now to replace this extension with a larger extension. Furthermore, the outbuilding at the site has been extended and altered.

A number of permitted development rights have been removed for this property, including extensions, outbuildings, walls and fences, as well as new windows to the outbuilding.

Publicity and Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via neighbour notification letters, site notice and press notice as the site is within a conservation area and within the setting of listed buildings.

Final publicity date expired 04th October 2023 – no representations received.

Holme Valley Parish Town Council - Support

Consultation Responses

No statutory consultations were requested for this application, Conservation had been consulted on an earlier pre-application enquiry.

Planning Policy Background

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) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

The site is within Hinchliffe Mill Conservation Area and is within close proximity to the Grade II listed building of Field Top to the east of the site. There is a protected tree to the rear of the site (04/80/t11).

Kirklees Local Plan

- **LP 1** – Achieving Sustainable Development
- **LP 2** – Place Shaping
- **LP 21** – Highway Safety
- **LP 22** – Parking Provision
- **LP 24** – Design
- **LP 30** – Biodiversity and Geodiversity
- **LP 51** – Protection and Improvement of Local Air Quality

Holme Valley Neighbourhood Development Plan (2020-2031)

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

- Policy 1 – Protecting and Enhancing the Landscape Character of the Holme Valley
- Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- Policy 11 – Improving Transport, Accessibility and Local Infrastructure
- Policy 12 – Promoting Sustainability
- Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published September 2023, 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 2** – Achieving Sustainable Development
- **Chapter 4** – Decision-Making
- **Chapter 9** – Promoting Sustainable Transport
- **Chapter 12** – Achieving Well-Designed places
- **Chapter 14** – Meeting the Challenge of Climate Change, Coastal Change and Flooding
- **Chapter 15** – Conserving and Enhancing the Natural Environment

Other Material Considerations

Kirklees Highway Design Guide (November 2019)
House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004
The Conservation of Habitats and Species Regulations 2017

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area
2. Impact upon residential amenity
3. Impact upon highway safety

4. Other matters (including climate change and biodiversity)
5. Representations
6. Conclusion

1 – Principle of Development

The site is without notation on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan (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 National Planning Policy Framework. Policy LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 of the KLP 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 case, the principle of the rear extensions could be acceptable, but this is subject to an assessment against the applicable material planning considerations, which shall be discussed below:

2 – Impact on character and appearance of the area

The site is within Hinchliffe Mill Conservation Area and within close proximity to the Grade II listed building of Field Top (to the east of the site).

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act (1990) states that for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act (1990) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the appearance or character of the Conservation Area.

Sections 66 and 72 of the Planning (Listed Building & Conservation Areas) Act (1990) are mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Furthermore, LP35 states that: “*development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.*”

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.

Policy LP24 of the Kirklees Local plan 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...” and “c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...”

Policy 1 of the Holme Valley Neighbourhood Development Plan (HVNDP) relates to protecting and enhancing the landscape character of Holme Valley, and states that: “All development proposals should demonstrate how they have been informed by the characteristics of the Landscape Character Area (LCA) in which they are located”. The Policy goes on to note that proposals should be designed in accordance with the character and management principles in respect of landscape set out for each LCA in order to avoid detrimental impact on the LCA. This Policy also notes that a full hard and soft landscaping scheme is to be submitted with all planning applications for new buildings.

Policy 2 of the HVNDP relates to protecting and enhancing the built character of the Holme Valley and promoting high quality design. Policy 2 notes that proposals should be designed in accordance with the management principles for each LCA in respect of built character in order to avoid detrimental harm to the LCA.

In respect of both of these policies within the HVNDP, the site is identified as being within the River Holme Settled Valley Floor LCA (LCA4). The key landscape and built characteristics are outlined in detail in the HVNDP. The HVNDP notes that in relation to landscape, the key management principles are:

- Ensure new development respects framed views from the settled floor to the upper valley sides and views across to opposing valley slopes and views towards the Peak District National Park.
- Retain and restore existing stone field boundaries and use stone walling in new boundary treatments.
- Maintain and enhance the network of PRow to promote access and consider opportunities to create new links to existing routes particularly physical and visual links to the River Holme.
- Consider opportunities through major developments to provide interpretation of the historic industrial role of the river and mill ponds within the local landscape.

In relation to the built environment, the HVNDP notes that the key management principles are:

- Regard should be had to the key characteristics that give these areas their distinctive character and should respect, retain, and enhance the character of existing settlements, including vernacular building styles, settlement patterns, alignment of the building line and the street scene.
- Strengthen local sense of place through design which reflects connections to past industrial heritage related to each settlement including through retaining or restoring mill buildings and chimneys.
- Consider replacing asphalt and concrete with traditional surfacing such as stone setts and cobbles.

Principle 1 of the Kirklees House Extensions and Alterations SPD states 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. In addition, Principle 2 of this SPD states 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 detail.

The dwelling, whilst, to some extent, has the appearance of a traditional agricultural barn, it was constructed as a residential dwelling relatively recently. The barn type design appears to have been opted for given the setting of the site, previously within open countryside and amongst other farm buildings, and is considered to be of relatively good design. Of note, the dwelling has a linear principal elevation which includes a barn door type opening and permitted development rights for certain development (including extensions and outbuildings) have been removed which help to prevent this site from appearing overly domestic and thereby preserving the character and appearance of the conservation area. Whilst it is noted that extensions and outbuildings have been approved, these are not considered to adversely affect the character or appearance of the site, especially as they are not dominant from the public domain.

In relation to the proposed extension to the rear of the dwelling, Section 5.6 of the House Extensions and Alterations SPD provides guidance for single storey rear extensions:

5.6 Single storey 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 terraces houses or by 4 metres for detached properties.*
- *where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and*
- *retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.*

The proposed single storey rear extension would not differ from the rear extension previously approved under application 2023/90650. The extension would not project more than 4 metres out from the rear wall (3.56 metres), thus being suitable for this type of dwelling type. The extension would replace an existing rear extension, and whilst larger in footprint, it would have a lean to roof thereby being more simplistic in form than the current extension. Further to this, this extension would not be prominent from the public domain given its siting to the rear of the dwelling. The majority of the rear garden would be maintained should the single storey extension be erected. Given the proposal is the same as previously approved scheme in this matter, officers can accept the design and proposal of the single storey rear extension.

In addition, given the intervening fence between this site and the Grade II listed building to the rear of the site, and the relatively modest scale of the rear extension it is considered that the proposal would not cause harm to the significance of the nearby Grade II listed Field Top.

Moving to the proposed side extension to the dwelling, Section 5.17 of the SPD states that:

5.17 Single storey side extensions should be offset and complement the original building. As such, 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; and
- be set back at least 500mm from the original building line to allow for a visual break

The proposed side extension differs to the extension approved within planning application 2023/90650. The extension within this application is smaller in footprint. The extension would not extend more than two thirds of the width of the original house. The side extension would be 3.59 metres in height, thus not breaching the 4-metre height within SPD guidance. The extension would be located towards the back of the side elevation of the host dwelling, thus being set back from the front elevation.

In terms of the other alterations to the building, these on the whole are considered to retain the agricultural appearance of the building, but nonetheless are unlikely to require planning permission. It is also considered that the hard landscaping works would be modest alterations that would prevent harm to the significance of heritage assets and detrimental harm to the visual amenities of the locality. Of note, the new proposed 1.8m wall would be set back from the highway.

Overall, it is considered that the proposal would not cause detrimental harm to the visual amenities of the locality, nor would it cause harm to the significance of the conservation area or nearby Grade II listed building. The proposal is therefore considered to be in accordance with Policies LP24 (a and c) and LP35 of the Kirklees Local Plan, Chapters 12 and 16 of the NPPF, Policies 1 and 2

of the HVNDP and Principles 1 and 2 of the Kirklees 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.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal’s impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours.”*
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light, and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.”*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*
- Principle 7 – that: *“extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is retained. Normally at least half the garden area should be retained as part of the proposals.”*

Relevant neighbouring dwellings will have their residential amenity assessed below against the proposed development.

Impact on 1 Stubbin Fold

In relation to No.1 Stubbin Fold to the south east of the site, the proposed rear extension would mainly be screened by the existing dwelling and outbuilding at the site, whilst the side extension would be ~28 metres away from this neighbouring dwelling. It is considered that all the works proposed at the site would be a sufficiently sited so as to prevent undue harm to No.1 in terms of loss of light, loss of privacy or overlooking, loss of outlook or the creation of an overbearing effect.

Impact on Stubbin Farmhouse and Stubbin Barn

In relation to Stubbin Farmhouse and Stubbin Barn to the north west of the site, given that these are sited on higher land, the intervening boundary treatment, the modest scale of the extensions and that there is an outbuilding on the boundary it is considered that the proposal would be sufficiently sited so as to prevent undue harm to No.1 in terms of loss of light, loss of privacy or overlooking, loss of outlook or the creation of an overbearing effect.

Impact on Far Top

In relation to Far Top (to the east of the site), this is sited at a lower land level to the site. That being said, the side extension would be mainly screened from this property by the existing dwelling, whilst the modest single storey extension would be ~17 metres away from this neighbouring dwelling. Further to this there is intervening boundary treatment and no windows on the side elevation facing the site, and these would help to mitigate the impact of the rear extension and new walls. Given the above factors, it is considered that the proposal, would not cause undue harm to Far Top in terms of loss of light, loss of outlook or loss of privacy, loss of outlook or the creation of an overbearing impact.

Principle 7 seeks to maintain adequate outdoor space to ensure a dwelling has sufficient amenity space for the current and future occupiers. Although the extensions would utilise outdoor space around the dwelling, adequate outdoor space would be retained due to a large garden been present within the site, thus maintain acceptable levels of outdoor space to be used by current and potential future occupants.

Given the above, subject to a condition, it is considered that the proposed development would not cause undue harm to residential amenity. It is therefore considered that the proposed development complies with Local Plan Policy LP24, Policy 2(10) of the HVNDP, Chapter 12 of the National Planning Policy Framework and Principles 3-7 of the House Extensions and Alterations SPD.

4 – Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Policies within Chapter 9 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 Council's adopted House Extensions and Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

The proposal would not result in any further bedrooms at the site, and it would not appear to result in the loss of any parking space available at the site, therefore the impact on highway safety is considered to be neutral.

It is considered that waste storage and collection arrangements would remain as existing, and that the proposal would also be in accordance with Principle 16 of the House Extensions and Alterations SPD too.

It is therefore considered that in terms of access and highway safety / parking the proposal would comply with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 15 and 16 of the House Extensions and Alterations SPD and Chapter 9 of the National Planning Policy Framework.

5 – Other matters/Climate Change

Climate Change

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.

Principles 8-11 of the House Extensions and Alterations SPD also relate to combatting climate change and they state the following:

- Principle 8 (Energy Efficiency): Extensions and alterations should, where practicable, maximise energy efficiency.
- Principle 9 (Construction Materials): Extensions and alterations should seek to use innovative construction materials and techniques, including reclaimed and recycled materials where possible.
- Principle 10 (Renewable Energy): Extensions and alterations should consider the use of renewable energy.
- Principle 11 (Water Retention): Extensions and alterations should consider designing water retention into the proposals.

Considering the modest nature 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. A detailed Climate Change Statement has been submitted with the application which sets out a number of measures that would be incorporated into the development.

Biodiversity

Chapter 15 of the NPPF relates to conserving and enhancing the Natural Environment. Paragraph 179 of the NPPF outlines that decisions should promote the protection and recovery of priority species and identify and pursue opportunities for securing net gains for biodiversity. Paragraph 180 goes on to

note that if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Policy LP30 of the Kirklees Local Plan and Policy 13 of the HVNDP echo the NPPF in respect of biodiversity. Policy LP30 outlines that development proposals should minimise impacts on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist. Further to this, Principle 12 of the 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 site falls within a bat alert layer but given that the existing eaves of the main body of the dwelling house would not be disturbed by this proposed development it is considered that bats are unlikely to be harmed by virtue of this proposal. Given the modest nature of the proposal, it is also not considered proportionate in this instance to seek enhancements. The proposal is therefore considered to comply with Policy LP30 of the Kirklees Local Plan, Policy 13 of the HVNDP, Chapter 15 of the NPPF and Principle 12 of the House Extensions and Alterations SPD.

Trees

Policy LP33 of the Kirklees Local Plan outlines that the Council will not grant planning permission for developments which directly or indirectly threaten trees of significant amenity, and that proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment. Policy 2 of the HVNDP also echoes this. There is a protected beech tree to the rear of the site (04/80/t11).

KC Trees was consulted under the previous application 2023/90650 who had concerns relating to where construction materials would be stored and compaction from access whilst the proposal would be being built. An Arboricultural Method Statement was submitted under the last application which was approved by KC Trees. The statement has been submitted under this application and given the proposal is for the same extensions (side extension being smaller), it is considered that the application is acceptable in relation to the protection of surrounding trees.

6 – Representations:

Holme Valley Parish Council – Support.

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 proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2023/91674

Officer Recommendation: Conditionally Approve

Conditions

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 (as amended).

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications 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 Policies LP1, LP2, LP21, LP22, LP24, LP30, LP33, LP35 and LP51 of the Kirklees Local Plan, Policies 1, 2, 11, 12 and 13 of the Holme Valley Neighbourhood Development Plan, Chapters 2, 4, 9, 12, 14, 15 and 16 of the National Planning Policy Framework, and Princip

3. The external walls of the extensions hereby approved shall in all respects match the stone used in the construction of the walls of the existing dwelling.

Reason: In the interests of visual amenity of the locality, to preserve the significance of the Hinchliffe Mill Conservation Area and nearby Grade II listed building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Chapters 12 and 16 of the National Planning Policy Framework and Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

4. Notwithstanding the details on the submitted drawings, the roof of the single storey side extension hereby approved shall in all respects match the stone slate used in the construction of the roof of the existing dwelling.

Reason: In the interests of visual amenity of the locality, to preserve the significance of the Hinchliffe Mill Conservation Area and nearby Grade II listed building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Chapters 12 and 16 of the National Planning Policy Framework and Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

5. The development shall be completed in accordance with the advice and directions (recommendations) contained in the Arboricultural Method Statement Ref: W168.1a. This includes the erection of fencing for the root protection area (RPA) in line with BS5837 and a specified area for the storage of construction materials. These shall be implemented and thereafter maintained throughout the construction phase.

Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policy LP33 of the Kirklees Local Plan and Policy 2 of the Holme Valley Neighbourhood Development Plan.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
GA as Existing	22049D-01-P01	P01	07 June 2023
Elevations as Existing	22049D-02-P01	P01	07 June 2023
Haycock+Todd Land Survey			07 June 2023
GA Plans as Proposed	22049D-10-P05	P05	07 June 2023
GA Elevations as Proposed	22049D-11-P05	P05	07 June 2023
Heritage Statement	22049	P01	07 June 2023
Climate Change Statement			07 June 2023
Climate Change Statement Part 2			07 June 2023
Arboricultural Method Statement	WC-168.1a		07 June 2023

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Officers had no concerns with the application on submission and deemed the plans acceptable.

Report Dated: 05/10/2023