

**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:	2023/62/93810/W
Site Address:	8, Dobb Top Road, Holmbridge, Holmfirth, HD9 2PQ
Description:	Demolition of existing conservatory and erection of single storey front and rear extensions and associated alterations
Recommending Officer:	Joanna Rednall

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-Apr-2024

HOUSEHOLDER DELEGATED REPORT

Application Number	2023/93810
Location	8, Dobb Top Road, Holmbridge, Holmfirth, HD9 2PQ
Proposal	Demolition of existing conservatory and erection of single storey front and rear extensions and associated alterations
Publicity end date	9 February 2024
Number of representations received	None received
Kirklees Local Plan Allocation/Designation	Unallocated
Extension to Time (EoT)	EoT Date: 8 th April 2024
Recommendation	Conditional Full Permission

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

If 'No' to all above, proceed with a fast track report

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

Policy

National

National Planning Policy Framework (NPPF) December 2023
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed and beautiful places
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 51** – Protection and improvement of air quality

Holme Valley Neighbourhood Development Plan (HVNDP):

- 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.
- Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

The application site is within Landscape Character Area 4, the River Holme Settled Valley Floor.

Supplementary Planning Document ‘House Extensions and Alterations’ (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

- Key design principle 17: Access for all users

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	Yes	Multiple negotiations with the applicant's agent were made regarding the size of the front extension. This included a meeting with the applicant and agent. Final amended plans showing a reduced scheme were submitted 30 th March 2024.
Holme Valley Parish Council comments	Yes	Support subject to sufficient parking remaining.
Planning History	No	
Consultations required	No	

Assessment

Permission is sought for the demolition of existing conservatory and erection of single storey front and rear extensions and associated alterations.

The measurements of the rear extension are as follows:

- ~2.3 metre projection
- ~3.5 metre width
- ~2.5 metre eave height
- ~3.4 metre ridge height

Internally, the rear extension would provide a 'snug'. The roof would be lean-to in design infilled with natural slate roof tiles, as well as two rooflights.

The measurements of the front extension are as follows:

- ~3 metre projection
- ~4.3 metre width
- ~3 metre eave height
- ~3.6 metre total height to top of parapet roof.

The external walls would be constructed with natural stone. The roof would be flat with a parapet wall. Internally, the front extension would provide dining accommodation.

The conservatory located on the front (south-east facing) elevation would be demolished as part of the works.

The Kirklees SPD sets out that front and rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.6 and 5.14 on pages 23, 24 and 27 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least half the garden area would be retained.	
Be set behind the original building, and not projecting beyond the sides	The rear extension would not project beyond the sides.	
Maintain external access to the rear garden	External access to the rear garden would be retained.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	Natural stone walls to match host dwelling.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Over half the total area around the original house would be retained.	
not exceed 4 metres in height	It would comply with this criteria.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4	It would comply with this criteria.	

metres for detached properties		
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The extension would not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	It would comply with this criteria – approximately 4 metres from side boundary and ~4.7 metres from rear boundary.	
Single storey front extensions permitted where:		
The house is set well back from the pavement or is well screened	The house is not set back from the pavement.	The extension would be sited parallel to Dobb Top Road and would be partially screened by the boundary wall. The 'front' of the dwelling does not face directly onto the road. The extension would replace an existing conservatory of greater projection.
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	The extension would be single storey in height with a stone parapet flat roof. Following amendments, the scheme is considered subservient to the original building and would not harm the character of the dwellinghouse: weight is afforded to the existing front extension that would be removed.	
The materials and design match the existing features of the original house	Constructed with matching materials to existing. Stone parapet wall and vertical emphasis windows on	

	south west and south east elevations complement existing features of the original house.	
The extension would not unreasonably affect the neighbouring properties	The front elevation is screened by mature and protected trees, therefore would not unreasonably affect any neighbouring properties.	

Design and Visual Amenity: Are the considerations in the following table acceptable?

The application site is within Landscape Character Area 4, the River Holme Settled Valley Floor.

One key characteristic of the area is framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

Key built characteristic of the area are

- Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area's former textile industry.
- Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads.
- Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre.

- Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage.
- There are mixed areas of historic and more recent residential and commercial developments.

Summary of local street scene/character:

Mixed area of modern and older properties.

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

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on the Local character and street scene	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 NPPF 	Both extensions are constructed from matching materials, therefore in keeping with the local character and street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Rear extension – single storey in height with lean-to roof considered acceptable. Front extension – single storey with parapet wall to flat roof and set ~ 0.8 metres from side boundary, considered proportionate and well-balanced.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Following amendments, the proposed scheme is considered acceptable in terms of scale and massing.	✓

Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Materials to match existing house.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Rear extension – lean to roof considered subservient. Front extension – flat roof with parapet wall considered acceptable.	
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Vertical emphasis windows on south east and south west facing elevations are in keeping features with existing dwelling. Full length opening doors within north-east elevation considered acceptable.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Private domestic extension – no alterations to access.	

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

Residential Amenity: Are the considerations in the following table acceptable?

The main properties affected are:

- 10, Dobb Top Road – located to the north-west elevation of the application property. This dwelling would directly face the proposed rear extension. The extension is single storey with blank elevation

facing this neighbour, therefore it would not cause detrimental harm to the level of privacy/ loss of light on the amenities of No 10.

- There are no properties located to the side or rear of the application property.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	Blank elevation towards No. 10 with two rooflights are not considered to cause detrimental harm to the level of privacy of this neighbour.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	The extension is single storey in height and therefore would not impact loss of light or outlook at No.10.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	The extension would not cause undue overshadowing/ overbearing on neighbouring dwelling No 10.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	Over half of the garden space would be retained.	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, Policy 2 HVNDP the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on highway safety	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	No alterations to highway access.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	No additional bedrooms proposed so parking unaffected. A 3 metre minimum parking width would be retained to the rear of the dwelling.	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	None identified on plans, however there is sufficient space within red line boundary.	✓

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

Other matters: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on trees	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) 	KC Trees have been informally consulted as part of this application. There are no objections	✓

	<p>(iv) Policy LP33 Trees</p> <ul style="list-style-type: none"> • Chapter 12 of the NPPF 	from a trees perspective, however an informative about the presence of the TPO has been provided and included within decision notice.	
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Policy 13 of the HVNDP • Chapter 15 of the NPPF 	Bat alert – no interference with existing roof so unlikely that bats would be affected. Note attached to decision notice regarding bats.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Policy 12 of the HVNDP • Chapter 14 of the NPPF 	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.	✓
Drainage and Flood Risk	<ul style="list-style-type: none"> • KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP 	The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
Holme Valley Parish Council – support subject to sufficient parking.	The development would not result in any additional bedrooms, therefore the level of parking required would be unaffected. Sufficient off-street parking would be retained to the rear of the dwellinghouse.	✓

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 constitute sustainable development and is therefore recommended for approval.

Recommendation: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number: 2023/93810

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 to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The external walls of the extensions and the roof of the rear extension hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

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 trees within and overhanging the application site are protected by Tree Preservation Order 14/22/w1. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An [Order prohibits](#) the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent. Failure to comply with conditions that seek to protect trees or take sensible precaution during the development works, maybe consider wilful damage and result in enforcement action.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			04/01/2024
Climate Change Statement			04/01/2024
Location Plan	23/941/01a	A	30/03/2024
Existing Block Plan	23/941/02a	A	30/03/2024
Proposed Block Plan	23/941/05a	A	30/03/2024
General Arrangements as Proposed	23/941/04d	Rev D	30/03/2024

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. Multiple negotiations with the applicant's agent were made regarding the size of the front extension. Amended plans showing a reduced scheme were submitted 30th March 2024.

Report Dated:

No coal