

**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:	2024/62/90542/W
Site Address:	Modd Laithe Farm, New Fold, Holmfirth, HD9 2DQ
Description:	Alterations to convert former barn/store to extend living accommodation, rebuild and erection of extension of store and alterations to dwelling (within a Conservation Area)
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: 16th August 2024

Officer Report.

Reference: 2024/90542

Location: Modd Laithe Farm, New Fold, Holmfirth, HD9 2DQ

Proposal: Alterations to convert former barn/store to extend living accommodation, rebuild and erection of extension of store and alterations to dwelling (within a Conservation Area)

Site Description.

Modd Laithe Farm is a two-storey building located in Holmfirth. The buildings previous use was as a dwelling, with adjoining barn and store. At present, the building is vacant and appears to be in some state of dilapidation. The external walls are natural stone and the roof above is infilled with stone slate tiles.

The site is located within a rural residential area, with Green Belt land to the west and residential properties neighbouring to other elevations.

The application site is located within the Holmfirth Conservation Area.

Description of Proposal.

Planning permission is sought for alterations to convert former barn/store to extend living accommodation, rebuild and erection of extension of store and alterations to dwelling.

The existing store to the north eastern elevation of the building will be extended, to have the following dimensions:

- Projection / width – 5.5 metres
- Length – 7.6 metres
- Height – 5 metres

Following the rebuild and extension of the store, it will function as entrance hall, utility, study and WC. Fenestration detailing will consist of windows and an access door.

The former barn is to be converted to provide a kitchen / snug to the ground floor and master bedroom with en-suite to the first floor.

Fenestration detailing across the entire dwelling will then consist of two windows to the north west elevation, windows and bi-fold doors to the south west elevation, a window to the south east elevation and windows to the north east elevation.

Building works will be carried out in natural stone and the roof of the extension and replacement roof above building will be infilled with stone slate tiles.

History of Negotiations / Amendments Received.

Negotiations were undertaken between the case officer, Council's conservation & design officer and planning agent regarding the design of the proposal and proposed materials. As a result of these negotiations, amended plans were submitted and details of materials were provided via email.

In response to the formal consultation from KC Ecology, a Bat Scoping Survey was submitted. KC Ecology were informally consulted on this, their response is set out within the consultations section of this report.

Given the nature of amendments, it was not considered necessary in this instance to re-advertise the application. This is because the principle of development remained as originally proposed, with the amendments considered to be relatively minor, relating only to the rebuild/extension of the original store.

Relevant Planning History.

None.

Representations.

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters, a site notice and within the press.

Final publicity date expired: 14th April 2024.

In response to publicity, two objections were received, which raised the following concerns:

- There has never been a window/opening in the upper elevation on the North West Elevation Plan appropriate planning permission must first be obtained for this, not a 'change' in use. Do not object to the new opening as long as it goes through the correct planning process and has obscure/frosted glass permanently. There is a privacy issue as the new opening looks directly into the bedroom windows of the houses below on Lower Mill Lane, any new opening/window must have permanent obscure/frosted glass.
- No objection to the building itself, which should be very attractive when finished. However, the proposed circular window in the NW elevation raises a privacy issue by looking directly into bedrooms in Lower Mill Lane properties. This window, if allowed, should be constructed with frosted / opaque glass.

Consultation Responses.

KC Ecology (formal & informal) – no objections, with a condition to ensure that the compensation measures detailed in section 11 of the submitted Bat Scoping survey (dated 15th April 2024) are secured as part of the scheme.

KC Highways Development Management (formal) – the proposals are acceptable from a Highways perspective.

KC Conservation & Design (formal & informal) – Raised a number of suggestions in their initial consultation response, the proposal was subsequently amended / further information was provided. The Conservation Team subsequently confirmed they have no objection to the proposal following revisions and confirmation of the proposed materials and colours.

Parish / Town Council:

Holme Valley Parish Council – Support but would prefer to see a more thorough climate change statement.

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

The application site is located within the Holmfirth Conservation Area.

The application site is located within the Holme Valley Corridor Strategic Green Infrastructure Network and within an area with a known presence of bats.

The site falls within an area identified by the Coal Authority as being at low risk of ground movement as a result of former mining activity.

Officers note that part of the red line boundary of the application site falls within land allocated as Green Belt within the Kirklees Local Plan. However, given that no built form is proposed within this land allocation and that the area of Green Belt within the red line is to remain to serve the building as outdoor garden amenity space, it is not considered that any further assessment of impacts to the Green Belt are required as part of the assessment of this application.

Kirklees Local Plan:

- LP1 – Achieving sustainable development
- LP2 – Place Shaping
- LP21 – Highway safety

- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity and Geodiversity
- LP31 – Strategic Green Infrastructure Network
- LP35 – Historic Environment
- LP51 – 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 Holme Valley - *“Overall, proposals should aim to make a positive contribution to the quality of the natural environment.”*

Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design - *“Proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings” and [proposals] “should protect and enhance local built character and distinctiveness and avoid any harm to heritage assets...”*

Policy 11: Improving Transport, Accessibility and Local Infrastructure - *“New development...should provide off-road parking provision in line with Kirklees Local Plan Policy LP22 (Parking) and the Council’s latest guidance on highways design.”*

Policy 12: Promoting Sustainability - *“All new buildings should aim to meet a high level of sustainable, design and construction and be optimised for energy efficiency, targeting zero carbon emissions”.*

Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain - *“All development proposals should demonstrate how biodiversity will be protected and enhanced.”*

It is important to note that the application site is within Landscape Character Area 4, River Holme Settled Valley Floor.

Key landscape characteristics of the area are:

- 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 characteristics 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.

Other Guidance Documents:

- Kirklees Highways Design Guide SPD (2019)
- Biodiversity Technical Advice Note
- House Extensions and Alterations SPD - adopted on 29 June 2021 and 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.

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2023, 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 4 – Decision-making
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Legislation:

- The Town & Country Planning Act 1990 (as amended)
- The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

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 and historic environment
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conclusion

1) Principle of Development

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 on to 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 LP1 of the Kirklees Local Plan (KLP) declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy 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 in this application could be acceptable, subject to the assessment of impacts on visual and residential amenity, the historic environment and highway safety, as well as any other impacts that may arise. These will be discussed below.

2) Impact on Visual Amenity and Historic Environment

Visual Amenity:

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 131 provides a principal consideration concerning design which states: *“The creation of high-quality, beautiful and sustainable 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.”*

Paragraph 135 of the NPPF is of relevance, in particular the following parts:-

- *‘b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’*

- *‘c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change’*

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...’*

Policy 1 of the Holme Valley Neighbourhood Development Plan (HVNDP) sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), Hade Edge Upland Pastures (LCA3).

Policy 2 of the HVNDP states that *“proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings”* and [proposals] *“should protect and enhance local built character and distinctiveness...”*

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

- Key Design Principle 1 – Local character and street scene - *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.*
- Key Design Principle 2 – Impact on the original house - *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.*

Permission is sought for alterations to convert the former barn/store attached to Modd Laithe Farm to extend living accommodation and for the rebuild and extension of the store, with other alterations to the dwelling.

The alterations to the dwellinghouse are considered to be acceptable from a visual amenity perspective. The building is to be re-roofed in stone slate tiles to match the existing roof above Modd Laithe Farm and any works to the exterior walls are to be carried out using natural coursed sandstone to match existing. With regard to fenestration detailing, it is considered that this is of an appropriate form, limited to the installation of windows, besides one set of contemporary bi-fold doors to the south west elevation, which are considered to have been carefully designed, to facilitate the incorporation of an appropriate contemporary addition.

Whilst officer's note that the proposed rebuilt and extension of the store would occur to a rather prominent elevation of the building, given that it is to replace an existing dilapidated store and the overall size, scale and design of the replacement built form, it is considered that it would bring an overall improvement to the visual appearance of Mood Laithe Farm. It is considered that the extension would be read as subservient to the two-storey building and it would appropriately harmonise with the architectural character of the original building with regard to form, fenestration details and materials.

Upon any grant of approval, conditions will be imposed regarding the exterior construction materials proposed.

With the inclusion of the aforementioned conditions regarding materials, it is concluded that the proposed development would comply with the policies within Chapter 12 of the NPPF, Policies LP1, LP2 and 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.

Historic Environment:

Sections 66 and 72 of the Planning (Listed Buildings & Conservations 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.

Due to the site's location within the Conservation Area, Paragraph 201 of the NPPF is relevant, which requires that the Local Planning Authority identify and assess the particular significance of any heritage assets affected and take this into account when considering the impact of the proposal on the heritage asset, to avoid or minimise any conflict between the heritage asset's conservation any aspect of the proposal.

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

Policy LP35 of the Kirklees Local Plan 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.”*

A Heritage Impact Assessment was submitted with this application. This document draws the following conclusions:

- Contend these proposals bring a positive contribution to the Holmfirth conservation area and the locality as a whole.
- Consider the design, materials and proposals have no detrimental impact on ecology, highway safety or fail to comply with local and national planning policy.
- Considering the safety, energy/thermal benefits, usability, and light provision enhancement we contend the proposals provide a benefit to the current user, future property users and setting as a whole and therefore should be approved without delay.

As part of the determination of this planning application, KC Conservation & Design were formally and informally consulted. Following the submission of amended plans and confirmation regarding materials, the Conservation & Design Officer confirmed that they were happy with the proposal.

Paragraph 208 of the NPPF sets out that *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.*

In this instance, it is considered that the proposal would secure an optimum viable use for the building of Modd Laithe Farm, converting the existing dilapidated adjoining barn to increase habitable living accommodation to serve the existing dwelling. In doing so, the proposals are considered to increase usability of the site and provide energy/thermal benefits (discussed in greater depth in the Climate Change section of this report). The impact of

the proposal is considered to be such that it would preserve the setting of the Conservation Area and listed building.

It is noted that, upon any grant of approval, conditions will be imposed regarding the exterior construction materials proposed.

As such, with the inclusion of the aforementioned conditions relating to materials, the proposal is considered to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

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 135 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.

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.*’

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.

The proposals would see the retention of a significant extent of outdoor garden amenity space at Modd Laithe Farm. In turn, the proposals are considered to accord with Key Design Principle 7 of the House Extensions and Alterations SPD.

Kinvara, Cemetery Road:

This property is located to the south east of Modd Laithe Farm.

The proposals would see the extent of built form and glazing set approximately 13.6 metres from the nearest shared boundary with Kinvara and would retain an even greater distance of approximately 23 metres from the nearest elevation of Kinvara.

Therefore, given the separation distances set out above, it is not considered that the proposals would result in any significant impacts of undue overbearing, overshadowing or overlooking for the occupiers of Kinvara.

No. 22 New Fold:

This property is located to the north east of Modd Laithe Farm.

The proposals would see the extent of built form and glazing set approximately 5 metres from the nearest shared boundary with No. 22 New Fold and would retain an even greater distance of approximately 20 metres from the nearest elevation of this neighbouring property.

As such, given the separation distances set out above, it is not considered that the proposals would result in any significant impacts of undue overbearing, overshadowing or overlooking for the occupiers of No. 22.

No's 7, 8 & 9 Lower Mill Lane:

These properties are located to the north west of Modd Laithe Farm.

The proposals would see the extent of built form and glazing set approximately 8 metres from the shared boundaries with these properties and would retain an even greater distance of approximately 30 metres from the nearest elevations of these properties.

As such, given the separation distances set out above, it is not considered that the proposals would result in any significant impacts of undue overbearing, overshadowing or overlooking for the occupiers of No.'s 7, 8 and 9 Lower Mill Lane.

Therefore, based on the assessment of the development set out within this section of the report, it is concluded that the scheme would appropriately comply with Policy LP24 of the Kirklees Local Plan, Key Design Principles 3, 4, 5 and 6 of the House Extensions and Alterations SPD, Policy 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the NPPF.

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.

As part of the determination of this application, a formal consultation was undertaken with KC Highways Development Management, who confirmed that the proposals are acceptable from a Highways perspective, setting out the following assessment:

The proposed access uses the existing vehicle access to the site and ample parking is proposed for the dwelling.

Internal turning is available to ensure vehicles can enter and leave the site in forward gear.

No information has been provided on waste collection. However, it is expected that this will remain the same as for the existing property.

Upon any grant of approval, a condition shall be imposed to ensure that any additional areas of hard standing be surfaced appropriately with regards to drainage.

With the inclusion of the aforementioned condition, it is considered that the proposal would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the House Extensions and Alterations SPD, Highways Design Guide SPD and policies within Chapter 9 of the NPPF.

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.

As part of this application, a Climate Change Statement was submitted, which set out various mitigation measures. Considering the small-scale of the proposed development, and requirements of building regulations including thermal performance of buildings, it is considered that the proposed development would not have an impact on climate change that needs any further 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 / Ecology:

Chapter 15 of the National Planning Policy Framework is 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 part of this application, a Bat Scoping Survey was submitted. The Council's KC Ecology Officer was informally consulted on this, confirming that the scheme is acceptable with the inclusion of a condition to ensure that the compensation measures detailed in section 11 of the submitted report are secured as part of the scheme.

Subject to inclusion of a condition which ensures this is undertaken, the proposal is considered to be acceptable in this regard.

Strategic Green Infrastructure Network:

Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. This policy sets out that development should ensure the function and connectivity of green infrastructure is retained / replaced, new or enhances green infrastructure is provided / integrated into new developments. In addition, this policy requires integration of developments into walking / cycling network and providing new links where appropriate and the protection of biodiversity / ecological links. Where the creation of new or enhanced green infrastructure is proposed, provided it does not conflict with other policies within the Kirklees Local Plan policy LP31 sets out that the Council will support such development.

The application form confirms that this proposal would not result in the removal of any existing trees or hedgerows at the site. Therefore, the proposal is not considered to have a significant impact upon the strategic infrastructure network and is concluded to be acceptable in this regard.

6) Representations

In response to publicity, two representations were received. These are set out below, accompanied by an officer response.

- There has never been a window/opening in the upper elevation on the North West Elevation Plan appropriate planning permission must first be obtained for this, not a 'change' in use. Do not object to the new opening as long as it goes through the correct planning process and has obscure/frosted glass permanently. There is a privacy issue as the new opening looks directly into the bedroom windows of the houses below on Lower Mill Lane, any new opening/window must have permanent obscure/frosted glass.
- No objection to the building itself, which should be very attractive when finished. However, the proposed circular window in the NW elevation raises a privacy issue by looking directly into bedrooms in Lower Mill Lane properties. This window, if allowed, should be constructed with frosted / opaque glass.

Officer Response: A full assessment of the impacts of the proposal upon the amenity of neighbouring dwellings is set out in Assessment Section 3 of this officer's report, where it is concluded that the proposals are considered acceptable with regards to residential privacy, including in relation to the dwellings located on Lower Mill Lane.

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 constitute sustainable development and is therefore recommended for approval.

Recommendation: Approval
Decision Authorisation: Delegated Powers
Application Number: 2024/90542
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 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, LP28, LP30, LP31, LP35 & LP51 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8 & 15 of the Council's adopted House Extensions and Alterations SPD, Policies 1, 2, 11, 12 & 13 Holme Valley Neighbourhood Development Plan and policies within Chapters 2, 4, 12, 14, 15 & 16 of the National Planning Policy Framework.

3. The walls of the extension hereby approved and any works to the walls of the existing two-storey structure shall be faced in natural coursed sandstone to match existing. The roof above the extension and the re-roofing of the two-storey building shall be natural Yorkshire stone slate, to match the existing barn/house roof covering. These construction materials shall be thereafter retained.

Reason: In the interests of visual amenity and to accord with Policies LP2, LP24 & LP35 of the Kirklees Local Plan, Principles 1 & 2 of the Council's adopted House Extensions and Alterations SPD, Policies 1 & 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapters 12 & 16 of the National Planning Policy Framework.

4. The cladding above the bifold doors to the South West Elevation shall be powder coated (French Clay) aluminium vertical boarding. This shall be thereafter retained.

Reason: In the interests of visual amenity and to accord with Policies LP2, LP24 & LP35 of the Kirklees Local Plan, Principles 1 & 2 of the Council's adopted House Extensions and Alterations SPD, Policies 1 & 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapters 12 & 16 of the National Planning Policy Framework.

5. The door to the north west elevation shall be composite and the bifold doors to the south west elevation shall be powder coated aluminium. New windows shall be upvc. All windows and doors shall be finished in 'French Grey' (RAL 7032). The heads, cills, jambs of fenestration shall be reclaimed natural sandstone to match existing. This design of fenestration details shall thereafter be retained.

Reason: In the interests of visual amenity and to accord with Policies LP2, LP24 & LP35 of the Kirklees Local Plan, Principles 1 & 2 of the Council's adopted House Extensions and Alterations SPD, Policies 1 & 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapters 12 & 16 of the National Planning Policy Framework.

6. The rainwater goods to the hereby approved building shall be seamless aluminium. The rainwater goods shall thereafter be retained as such.

Reason: In the interests of visual amenity and to accord with Policies LP2, LP24 & LP35 of the Kirklees Local Plan, Principles 1 & 2 of the Council's adopted House Extensions and Alterations SPD, Policies 1 &

2 of the Holme Valley Neighbourhood Development Plan and policies within Chapters 12 & 16 of the National Planning Policy Framework.

7. The compensation measures detailed in section 11 of the Bat Scoping Survey by John Gardner, titled 'Mitigation and Compensation', shall be strictly adhered to. This includes:
- Two permanent Schwegler 1FR universal summer bat roosting features to be included with one each on the south and west elevation.
 - A sparrow terrace to be incorporated into the north elevation of the development.

The development shall not be brought into use until the measures have been incorporated and completed as part of the development. The measures shall be thereafter retained.

Reason: To enhance the biodiversity of the site in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

8. The developments hereby approved shall not be brought into use until any additional areas of hard standing have been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for parking.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

Plans and Specifications Schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	23/960/01a	-	04.03.24
Existing Block Plan	23/960/02a	-	04.03.24
General Arrangement as Existing	23/960/03a	-	04.03.24
General Arrangement as Proposed	23/960/04d	-	06.06.24
Proposed Block Plan	23/960/05c	-	06.06.24
Heritage Impact Assessment / Design and Access	23/960	-	04.03.24

Statement			
Climate Change Statement	23/960	-	04.03.24
Bat Scoping Survey by John Gardner	Dated 15 th April 2024	-	14.05.24

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.

Negotiations were undertaken between the case officer, Council's conservation & design officer and planning agent regarding the design of the proposal and proposed materials. As a result of these negotiations, amended plans were submitted and details of materials were provided via email.

In response to the formal consultation from KC Ecology, a Bat Scoping Survey was submitted.

Report Dated:

13.08.24