

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:	2024/62/93548/W
Site Address:	Highfield, Green Cliff, Honley, Holmfirth, HD9 6JN
Description:	Erection of two storey front extension with terrace and associated external alterations (within a Conservation Area)
Recommending Officer:	Molly Storer

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 02-Apr-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2024/93548
Location	Highfield, Green Cliff, Honley, Holmfirth, HD9 6JN
Proposal	Erection of two storey front extension with terrace and associated external alterations (within a Conservation Area)
Publicity end date	28 th February 2025
Number of representations received	The proposal was advertised as affecting the setting of Honley Conservation Area via site notice and newspaper advertisement and also advertised via neighbour notification letters. One representation was received which will be discussed within the representations section of the report. An assessment of the impact of the development upon the setting of the Conservation Area is also undertaken in the following report.
Kirklees Local Plan Allocation/Designation	The site is unallocated on the Kirklees Local Plan however is located within the Honley Conservation Area and falls within the Holme Valley Neighbourhood Plan area and associated landscape character area (LCA 6).
Extension to Time (EoT)	Yes – 4 th April 2025
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 2024
National Planning Practice Guidance (NPPG)

- 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
- Chapter 16 – Conserving and Enhancing the Historic Environment

Local

Kirklees Local Plan (LP):

- **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 35 – Historic Environment**
- **LP 51 – Protection and Improvement of Local Air Quality**

Other Material Considerations Kirklees

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

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies within the plan relevant to the consideration of this application are listed as follows: -

- 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 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

The application site is within Landscape Character Area LCA 6: Honley Village Centre. Key characteristics of this area included Wooded valleys, sloping topography with distance views to Castle Hill and stone wall field boundary treatments.

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	The agent was contacted as there were concerns with regards to the original proposal. It was considered that the proposal did not meet the requirements of the SPD. It was suggested that to make the proposal more acceptable

		consideration should be given to removing the terrace and external stairs from the scheme due to overlooking issues. The large flat roof addition was also considered to be visually harmful. It was noted that some form of extension could take place at the front of the property however this would need to be sympathetic to the existing dwelling. It was suggested that if the flat roof was resigned to be gable(s) to replicate the existing front elevation and to tie into the original roof this could be more acceptable. It was also suggested that consideration be given to having matching/harmonising openings on the front elevation to those existing as the large extent of glazing detracted from the host property and would be visually harmful. The agent responded with plans showing: - Roof top terraced omitted - Arrangement of the openings to the Kitchen / Dining have been adjusted to reflect the traditional style - Balcony to the front redesigned to be more discrete in design and compliment the building design - Pitched roof added
Parish/Town Council comments sought	Yes	Holme Valley Parish Council: Defer to Kirklees Conservation officers. There is also some concern for potential overlooking and the proposed new windows are out of scale with the old.
Planning History	Yes	2012/91235 - Erection of single storey rear extension (within a

		Conservation Area) – Conditional Full Permission. 2011/93319 - Certificate of lawfulness for proposed erection of garage (Within a Conservation Area) – Granted. 2011/90965 - Raising roof & walls to form 1st floor accommodation and formation of side entrance porch & re-modelling of existing windows (within a conservation area) - Conditional Full Permission. 2009/90172 - Erection of porch to front elevation, formation of stepped access to terrace, blocking of side window, installation of new front window (within a Conservation Area) - Conditional Full Permission.
Consultations required	No	

Assessment

Description of proposal

The proposal is for the erection of a two storey front extension with terrace and associated external alterations (within a Conservation Area).

In the existing location of the proposed front extension the property has an underbuilds upon which an extension terrace is built. This is proposed to be removed and replaced with a two storey front extension. The two storey element will project 3.2m with a balcony projecting 2.8m beyond this and the single storey element will project the full 5m. it will have a width of 7.2m, a height to the eaves of 5m and an overall height of 7m. There is an additional external alteration in the form of an additional window in the existing building to the southwest side elevation.

It will have a gable roof to match the host property which will also cover the balcony. This will create space for a dining/kitchen and an additional bedroom.

The Kirklees SPD sets out that front and two storey extensions should comply with certain parameters set out at paragraph 5.13, 5.14 and 5.22 on page 27 and 30 (and listed below) and if they do not, they need to be justified:

Front Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be set well back from the pavement or is well screened;	The house is not well screened due to the topography of the site and the house being set on a higher ground level despite it having a large hedge to the front. However, it is set well back from the pavement (approximately 15 metres). It benefits from an open front garden and driveway to separate the development from the street.	
The extension is small, subservient to the original building,	The extension would appear subservient and has been designed with a gable roof, in-keeping with the host property. It is set back from the original house to retain a subservient appearance.	
The materials and design match the existing features of the original house; and	The materials consist of natural stone and slate tiles to match the application property.	
The extension would not unreasonably affect the neighbouring properties.	There will be additional massing in close proximity to the neighbouring property to the southwest (Cliff Green House). However, a gap of 2m will be maintained and the extension will not be in any closer proximity to this property therefore it is considered that it will not significantly increase the existing situation. This will be further analysed within the	

	residential amenity section of the report.	
Two Storey Front Extensions Should:		
ideally be visually smaller in relation to the original house;	The extension would appear visually smaller than the host property. The extension is set down and set back from the original house, and the projection of the extension would not unbalance the original house.	
be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house;	Yes – the extension will be set back by 0.5m.	
have a roof design that follows the form of the existing roof; and	The proposed extension has been designed with a gable roof, in-keeping with the host property.	
retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens.	Yes – a 1m gap would be maintained with the side boundary.	

The Kirklees SPD sets out that balconies and roof terraces should comply with guidance set out in paragraph 5.28 on page 31 (and listed below) and if they do not, they need to be justified:

Balconies should not:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Balconies and roof terraces on existing buildings should not negatively affect neighbouring properties or alter the local character of the area.	Yes – the design uses matching materials for a rood and sides to the balcony it also uses modern glazing to its balustrade enabling a visually permeable and low impact addition to the host's extension. It is also noted that there	

	is an extension balcony on this elevation, the extension will mean this balcony is moving further away from the neighbouring property. Therefore this would not significantly affect the local character of the area.	
Positioned, and screened if required, so that they do not overlook neighbouring homes or gardens.	To be considered under residential amenity section of the report.	
Sited away from locations that are sensitive to additional noise levels or disruption.	To be considered under residential amenity section of the report.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site related to Highfield a split level detached property located in the area of Honley. Due to the topography of the site the property is located on a higher ground level than the road and is accessed via a driveway sloping upwards. The site benefits from garden amenity space to the front, side and rear and has an existing terrace to the front of the property.

The property is characterised by its traditional stone construction which fits in with the other surrounding residential properties in the locality.

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	KDP1 of the SPD	The extension is generally modest in scale and would not appear	✓

	• Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	overly prominent within the street scene. The extension does not encroach beyond the existing building line and would be constructed from matching materials to the original house.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP	The original property would remain the dominant feature, the footprint of the house would not significantly increase. A smaller terrace would replace the existing large terrace to the front of the property.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP	As above. The extension would appear subservient in scale to the original house.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP	Facing materials to match existing.	✓
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP	Gable roofing style – appears in keeping with the design of the host.	✓
Window proportions	• KDP 1 and 2 of the SPD	New windows and doors designed to reflect the existing arrangements –	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	this is considered to be an improvement from the original design.	
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP	Private domestic extensions with no alterations to access.	✓
Impact on the Conservation Area	• Policy LP35 • Policy 1, 2 & 3 of the HVNDP • Chapter 16 of the NPPF	Due to the extension being limited in scale and being constructed from stone with traditional detailing, including stone heads and cills, ensures consistency with the existing property and surrounding area. It is considered it will not have a negative impact on the original house. The proposed additional glazing will also match the appearance of glazing on the original house so will be in keeping. Listed Buildings are located at a significant separation distance away (over 100m) and therefore the development will not affect their setting.	✓

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:

The main properties affected are:

- Green Cliff House – property located to the southwest of the application site – impact to this property will be assessed below.
- There are no other properties within ~27m of the extension/terrace and therefore will not be significantly impacted.

	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)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF • Policy 2 of the HVNDP	It is noted that Highfield already has an existing structure on this side, with a terrace at the front of the property where the proposed extension is to be located. This terrace currently causes some degree of overlooking into Green Cliff House. However, it is considered that the proposed development, which involves bringing the balcony forward and adding walls and a cover around the opening, will effectively screen the balcony. Therefore, a privacy screen would not be required as the only opening facing this would be an external entrance to the balcony. As a result, the impact on Green Cliff House will not be significantly increased. Additionally, no windows are proposed for the side elevation of the extension, further reducing any potential privacy concerns. It is also noted that there is one high level window proposed in the existing properties side elevation facing this neighbour	✓

		however this will look onto a blank elevation at this property meaning privacy will be maintained.	
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF • Policy 2 of the HVNDP	There will be additional massing in close proximity to the neighbouring property to Cliff Green House however, a gap of 2m will be maintained and the extension will not be in any closer proximity to this property therefore it is considered that it will not significantly increase the existing situation. Furthermore, due to the positioning of the properties there may be some shading in the early hours of summer months however this will be minimal and is not considered reason for refusal.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP	The whole rear garden would be retained.	✓

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

Highways and Parking:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
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Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	No alterations to access.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The total number of bedrooms would increase from five to six as a result of the development. The adopted SPD recommends 4+ bedroom dwellings to provide 3-off street parking spaces, therefore the demand would not increase as a result of the development. The majority of the driveway would be retained and given the modest nature of the development; it is not considered to cause additional harm to highway safety.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans, however there is sufficient space within the red line boundary to accommodate bin storage.	✓

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:

	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	• KDP 13 of the SPD • Policy LP24 Design (d) (i)	N/A	N/A

	(iv) Policy LP33 Trees • Chapter 12 of the NPPF		
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF • Policy 13 of the HVNDP	Bat Alert layer - The building is in good order, well-sealed and unlikely to have any significant bat roost potential. A cautionary note is recommended.	✓
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF • Policy 12 of the HVNDP	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	• 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
One objection received. • Light and outlook would be unreasonably affected to habitable window to the front of the neighbouring property.	Amenity to this neighbour has been assessed within the residential amenity section of the report. It should be noted that amended plans show the scheme significantly reduced and the roof terrace from the 2 nd floor has been omitted from the plans. This has been replaced with a subservient balcony which is considered	✓

Roof terrace on the second floor would overlook, overshadow and create undue noise.	to have no significant further impact than the existing situation between the two properties.	
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Conclusion:

Regard has been given to the duties of the LPA in relation to Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas.

In this case the proposal is considered to preserve the character given its scale, and distance from the Conservation Area. 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: 2024/93548

Officer Recommendation: 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.

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, 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 and roofing materials of the 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 to accord with Policies LP2, LP24 and LP35 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations and policies within Chapters 12 and 16 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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing plans	2383-0101-P01	-	17/12/2024
Existing elevations	2383-0102-P01	-	17/12/2024
Proposed Plans/Elevations	2383 - 0303 - P07	B	25/03/2025
Application form	-	-	17/12/2024
Climate Change Statement	-	-	17/12/2024
Heritage statement	-	-	17/12/2024

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 2024 and otherwise actively engaged with the applicant in dealing with the application. The agent was contacted as there were concerns with regards to the original proposal as it was considered unsupportable. The agent responded with plans showing a revised scheme. This has been assessed in the officer report.

Report Dated:

Low coal

1st April 2025

