

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:	2025/62/90024/W
Site Address:	2, New House Farm, Shaw Lane, Holmfirth, HD9 2PY
Description:	Erection of first floor side extension
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.

John Holmes

AUTHORISED OFFICER

Date: 12-Mar-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90024
Location	2, New House Farm, Shaw Lane, Holmfirth, HD9 2PY
Proposal	Erection of first floor side extension
Publicity end date	26 th February 2025
Number of representations received	One received (parish Council advises they have no comment and defer to Kirklees officers)
Kirklees Local Plan Allocation/Designation	Unallocated in the Kirklees Local Plan. Within the Strategic Green Infrastructure Network and within Holme Valley Neighbourhood Development Plan area, designated Landscape character area LCA 4: River Holme Settled Valley Floor.
Extension to Time (EoT)	No
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	✓	

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)

- NPPF Chapter 2 – Achieving sustainable development

- NPPF Chapter 12 – Achieving well-designed 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 30** – Biodiversity and Geodiversity
- **LP 31** – Strategic Green Infrastructure Network
- **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.

Landscape character area LCA 4: 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	No	N/A
Parish/Town Council comments sought	Yes (Holme Valley Parish Council)	No comment
Planning History	Yes	91/04858 – Conversion from 2 flats to 2 dwellings - Conditional Full Permission. 2002/90076 – Erection of 2 storey garage building – Conditional Full Permission. 2003/92942 – Erection of two storey and single storey extensions – Conditional Full Permission. These applications incorporated New House Farm, 1 New House Farm and 2 New House Farm. These properties have been subsequently separated into their current state.
Consultations required	No	N/A

Assessment

The application seeks permission for a first floor side extension.

The extension will project 2.205m from the first floor of the northeast elevation above an existing sideward projection. It will have a width of 5.5m and will have an overall height to the eaves of 4.8m with an overall height of 5.7m.

The roof form will be a part hipped part lean to and the extension will be constructed from stone with a slate roof to match the existing property.

The Kirklees SPD sets out that first floor side extensions should comply with certain parameters set out at paragraphs 5.16 and 5.20 on pages 28 and 29 (and listed below) and if they do not, they need to be justified:

Side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
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Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Yes – the nearest property located to the northeast is at a separation distance of over 6m away – this property is also located on a higher ground level.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Yes – there are no windows proposed in the northeast facing side elevation. There is a window located in the roof slope however this is not considered to cause overlooking. There are also windows to the front and rear however the nearest properties to these elevations are located 28m (to the front) and 8m (to the rear).	
First floor side extensions should:		
Be visually smaller in relation to the original house	Yes – due to the limited projection and massing the extension will be visually smaller in relation to the original house, even taking into account the end of terrace positioning.	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	Yes – there will be a 4.3m gap to the edge of the red line boundary for the side of the property as shown on the proposed site plan.	It is noted that the extension would be built up to the access road to the northeast. However, this is considered acceptable due to the extension being built directly above the sideward projection and not projecting further to the side than the existing situation.
be set back at least 500mm from the front wall of the house	Yes – the extension would be set back my	

	0.5m from the front elevation.	
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Design and Visual Amenity:

LCA 4: River Holme Settled Valley Floor

The River Holme flows in its valley from Holmbridge through Hinchliffe Mill and Holmfirth to Thongsbridge. Mixed semi-natural woodlands are found in places along the river with further woodland pockets on the valley sides. Above the settled valley floor, the upper slopes are characterised by pastoral fields divided by stone walling.

Key Landscape Characteristics 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 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:

2 New House Farm is a two storey end of terrace dwelling located in the area of Holmfirth. Due to the topography of the site the house is situated at a higher ground level than Shaw Lane the adopted road to the front. It is accessed via a private access road running to the front and around the side of the property steeply upwards. The property is accessed via a step to the front of the access road or directly from the access road to the side.

The surrounding development consists of terrace and detached properties varying in scale many of which have been extended or altered in some form.

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 • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF • Policy 1 & 2 of the HVNDP	Limited impact on the street scene due to being set back from the adopted road (Shaw Lane) and being constructed from materials which harmonise with the original dwelling. The other terraces along this row are 3 storeys high meaning that the development which will bring the single storey element up to 2 storeys (on the hosts 2 storey dwelling) and will still be set down from the existing dwelling will not result in a harmful impact.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Considered to be acceptable on the basis of being set down and set in from the existing property. It is noted that the roof design will differ from the	✓

	Policy 1 & 2 of the HVNDP	existing property however on balance this is considered acceptable due to the mix of roof types in the wider locality such as the catslide roof and hipped roof elements opposite the side elevation and the lean to roofs to the front of the rest of the row of terraces.	
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	Due to the proposal having a limited projection and width in addition to the roof being set down from the original roof ridge by 500mm it is deemed to be subservient in relation to the host dwelling. It is also noted that the extension will take up no further footprint than the existing property.	✓
Facing materials and detailing	- KDP 9 of the SPD - Policy LP24 Design (d) (iii) of the KLP - Chapter 12 of the NPPF	Stone for the walls and slate roof to match the existing property.	✓
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	The roof design will differ from the existing property however on balance this is considered acceptable due to the mix of roof types in the wider locality such as the catslide roof and hipped roof elements opposite the side elevation and the lean to roofs to the front of the rest of the row of terraces.	✓
Window proportions	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c)	There is proposed to be an additional window to the front and rear of the extension and a single rooflight in the roof slope	✓

	and (d) of the KLP • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP	of the side elevation. These are considered acceptable.	
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 extension – no alterations to general access arrangements	✓

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

Residential Amenity:

The main properties affected are:

- Ash Villa – Detached property located to the northeast. Impact to this property will be assessed below.
- Shaw Cottage – Detached property located to the rear (northwest). There will be one additional window facing in the direction of this property however Shaw Cottage is located at a significantly higher ground level at a separation distance of ~8m away therefore it will not significantly impact privacy nor will it create any significant additional overbearing or overshadowing to this property. It is therefore considered that the proposal will not cause any undue residential amenity impacts to this property.
- 1 New House Farm – Adjoined terrace property to the southwest. The existing property will screen the proposed extension due to the extension being set back behind the front elevation to the opposite side of this property and therefore it will not impact privacy nor will it create any significant additional overbearing or overshadowing to this property. It is therefore considered that the proposal will not cause any undue residential amenity impacts to this property.

	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 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	There are no windows proposed in the northeast facing side elevation. There is a window located in the roof slope however given the separation distance to Ash Villa of ~6m this is not considered to cause a significant level of overlooking.	✓
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	Ash Villa is located at a separation distance of ~6m away from the extension and is located on a higher ground level than the host property. It is therefore considered that there will not be a significant impact upon the amenity of neighbouring occupiers in this regard, particularly taking account of the size / scale of the proposal and the relationship between these buildings is slightly off set.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF • Policy 2 of the HVNDP	Due to the extension proposed on the first floor there would be no additional garden space taken up by the proposed extension.	✓

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

Highways and Parking:

	Relevant key design principle (KDP) of the SPD, Policy in	Further comments	✓ / X / N/A
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	the Kirklees Local Plan and the NPPF		
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF • Policy 11 of the HVNDP	There are no proposed changes to highway access with the proposal. The development is considered to acceptable in relation to highway safety.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF • Policy 11 of the HVNDP	The extension would propose one additional bedroom making the property a two bedroom house. However, there is off street parking located to the front of the dwelling and a garage to the front across the access road belonging to No.2 which is considered sufficient.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plan however sufficient space within site 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:

	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) (iv) Policy LP33 Trees	N/A	✓

	• Chapter 12 of the NPPF		
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF • Policy 12 of the HVNDP	The site is within a bat alert layer. However the small scale alteration to the host would not have significant impacts to roosting potential. It is recommended that an informative note be attached to notify the applicant of their responsibilities if any bats, signs of bats or potential to disturb those protected species are found. Strategic Green Infrastructure Network - proposed works would be within the confines of the residential curtilage, it is not considered that the proposed works would be detrimental to the aims of Policy LP31 of the Local Plan	✓
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	The rear garden and landscaping would be retained to allow for run-off. The site is not located	✓

	LP34 of the KLP	within an identified Flood Risk Zone 2 or 3 area.	
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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:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
No representations received	N/A	N/A

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: 2025/90024

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, 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 and be retained thereafter.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local 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 42 of the Conservation of Habitats and Species Regulations 2017. 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
Location plan	2NHF01A	-	17/01/2025
Existing site/block layout	2NHF02A	-	17/01/2025
Existing plans	2NHF03	-	14/01/2025
Proposed site/block layout	2NHF04A	-	17/01/2025
Proposed plans	2NHF05	-	14/01/2025
Application form	-	-	14/01/2025
Climate change statement	-	-	20/01/2025

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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 12th March 2025

