

**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:	2025/62/90219/W
Site Address:	9, Upper Croft, Upperthong, Holmfirth, HD9 3AA
Description:	Erection of single storey rear extension
Recommending Officer:	Joshua Merriman

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: 26-Mar-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90219
Location	9, Upper Croft, Upperthong, Holmfirth, HD9 3AA.
Proposal	Erection of single storey rear extension.
Publicity end date	13/03/2025
Number of representations received	1
Kirklees Local Plan Allocation/Designation	The application site is located within a Strategic Green Infrastructure Network area, a bat alert layer, and a twice buffer.
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
- NPPF Chapter 15 – Conserving and enhancing the natural environment

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

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 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Holme Valley Parish Council have been consulted making comment that they defer to Kirklees officers.
Planning History	Yes	<p>2015/91726 – Outline application for residential development – Conditional Outline Permission.</p> <p>2017/90516 – Reserved matters pursuant to outline permission 2015/91726 for erection of 10 dwellings – Refused.</p> <p>2017/91543 – Discharge conditions 6, 10, 11, 14, 17 on previous permission 2015/91726 for outline application for residential development – Discharge of Conditions Split Decision.</p> <p>2018/91164 – Variation of condition 1 (plans) on application 2017/90516 for reserved matters pursuant to outline permission 2015/91726 for erection of 10 dwellings – Removal or Modification of Conditions.</p>

		<p>2018/91179 - Discharge of condition 14 (bat and bird boxes) on previous permission 2015/91726 for outline application for residential development – Discharge of Conditions.</p> <p>2018/91180 - Discharge conditions 2 (materials) and 3 (overlooking prevention measures) on previous permission 2017/90516 (APP/Z4718/W/17/3189015) for reserved matters pursuant to outline permission 2015/91726 for erection of 10 dwellings – Discharge of Conditions Split Decision.</p> <p>2018/93888 - Variation condition 7 (sight lines) on previous permission 2015/91726 for outline application for residential development of 8 dwellings – Removal or Modification of Conditions.</p>
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension.

The proposed rear extension would project 2.4m from the rear elevation of the existing building, with a maximum height of 3.38m, eaves height of 2.4m, and a width of 10.05m.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (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 50% of the rear garden at the application property will be retained post-development.	
Be set behind the original building, and not projecting beyond the sides	The proposal is set entirely behind the original building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden to the North West of the dwelling will be retained.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The proposal is subservient to the existing building and is to be constructed using materials to match the original house, therefore staying in keeping with the scale and style of the original house.	
not normally cover more than half the total area around the original house (including	Over 50% of the total area around the original	

previous extensions and outbuildings)	house will remain post-development.	
not exceed 4 metres in height	The maximum height of the extension is 3.38m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties	The extension will project 2.4m from the rear elevation of the existing building, not exceeding the 4m allocated to detached houses.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The proposed rear extension does not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		A gap of only 0.87m is retained to the West property boundary, however, as the neighbouring property to the West has a rear extension of a similar nature erected also this close to the western property boundary it is considered there would be no significant impacts on the neighbouring dwelling.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 9 Upper Croft, Upperthong, Holmfirth, HD9 3AA, a three-storey detached property faced in stone walls with a pitched, tiled roof. The dwelling is located in a uniform street scene surrounded by properties of a similar size, scale, character, appearance, and age. The application dwelling also benefits from a hard-standing parking area to the front and garden space to the rear.

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 • Chapter 12 NPPF 	As the extension is to the rear and not visible from the front of the dwelling, is subservient to the original building, and is to be constructed using materials to match the host property, it is considered that there will be no significant impact on 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 • Chapter 12 of the NPPF 	As the extension is subservient to the original building and is to be faced in materials to match the existing building, it is considered that there will be no significant impact on the original house.	✓
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 • Chapter 12 of the NPPF 	The proposal is subservient to the original building in terms of height, scale, and massing.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD 	The extension is to be faced in stone walls, matching the existing building. Condition to	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	ensure this is the case recommended.	
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 • Chapter 12 of the NPPF 	The roof is to be tiled, also matching that of the existing house. Condition to ensure this is the case recommended.	✓
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 • Chapter 12 of the NPPF 	The windows proposed in the rear of the extension will be proportionate, and very similar, to those already existing in the rear elevation of the building in terms of size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	Private domestic extension – no alternate access arrangements required.	✓

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:

- 8, Upper Croft, Upperthong, Holmfirth, HD9 3AA – Neighbouring property to the West.
- 10, Upper Croft, Upperthong, Holmfirth, HD9 3AA – Neighbouring property to the East.

	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) • Chapter 12 of the NPPF 	As there are no windows proposed in the side elevations of the extension, and there is sizeable boundary fences already erected at either side of the property, it is considered that there will be no significant impact on the privacy of neighbours.	✓
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) • Chapter 12 of the NPPF 	As the extension is of a limited scale and is not too great of an increase on the existing rear extension at the application property, it is considered that there will be no significant impact on light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As aforementioned, due to the extensions limited scale and minimal increase on the existing rear extension it is considered that there will be no significant impact on neighbours with regard to overbearing or overshadowing.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) 	The application property will retain at least 50% of its current garden space which is considered to be an acceptable amount.	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
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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
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 	As the extension is not visible from the nearest highway it is considered that there will be no significant impact on highway safety.	✓
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 	The number of bedrooms at the dwelling will not increase, and the parking area to the front of the house will not be affected therefore the parking provision at the site is acceptable to remain as current.	✓
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 	Although nothing specific is detailed within the submitted plans, there will be adequate space on site for waste 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	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	While the site is within a bat alert layer and twice buffer, the nature of the proposal is not considered to have significant impacts to roosting/nesting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts the applicant of their private responsibilities if any signs of bats or twites or or potential to disturb those protected species are found.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning	✓

	<ul style="list-style-type: none"> Chapter 14 of the NPPF 	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 have offered no comment on the application and deferred to Kirklees officers.	Noted.	✓

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: 2025/90219

Officer Recommendation: Conditional Full Permission

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	2364 A(00)-01	A	31/01/2025
Proposed Plans and Elevations	2364 A(10)-01	A	31/01/2025
Application Forms	-	-	31/01/2025
Climate change statement	-	-	28/01/2025

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 2024 and otherwise actively engaged with the applicant

in dealing with the application. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated:

20/03/2025
