

**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:         | <b>2025/62/90254/W</b>                                              |
| Site Address:         | 8, Heys Road, Thongsbridge, Holmfirth, HD9 7SD                      |
| Description:          | Erection of single storey rear extension and associated alterations |
| Recommending Officer: | Joshua Merriman                                                     |

**DECISION – Full Conditional 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.**

Kirsty Nicholls

***AUTHORISED OFFICER***

**Date: 31-Mar-2025**

## HOUSEHOLDER DELEGATED REPORT

|                                                   |                                                                                                                           |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b>                         | 2025/90254                                                                                                                |
| <b>Location</b>                                   | 8, Heys Road, Thongsbridge, Holmfirth, HD9 7SD.                                                                           |
| <b>Proposal</b>                                   | Erection of single storey rear extension and associated alterations.                                                      |
| <b>Publicity end date</b>                         | 13/03/2025                                                                                                                |
| <b>Number of representations received</b>         | 1                                                                                                                         |
| <b>Kirklees Local Plan Allocation/Designation</b> | The application site is located in a designated Strategic Green Infrastructure Network area as well as a bat alert layer. |
| <b>Extension to Time (EoT)</b>                    | No                                                                                                                        |
| <b>Recommendation</b>                             | Conditional Full Permission                                                                                               |

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

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 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

Holme Valley Neighbourhood Development Plan (2021):

- Policy 1: Protecting and Enhancing the Landscape Character of the Holme Valley.
- Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.
- Policy 12: Promoting Sustainability.
- Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain.

The application site is located within Landscape Character Area 4 (River Holme Settled Valley Floor). The key characteristics of which are listed below:

- 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.

|                                                      | <b>YES /<br/>NO</b> | <b>SUMMARY</b>                                                                                             |
|------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------|
| Negotiations/Amendments during course of application | No                  |                                                                                                            |
| Parish/Town Council comments sought                  | Yes                 | Holme Valley Parish Council have been consulted regarding the application, no comments have been received. |
| Planning History                                     | No                  |                                                                                                            |
| Consultations required                               | No                  |                                                                                                            |

### **Assessment**

Description of development:

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

The proposed rear extension would project 3.49m from the rear elevation of the existing building, with a maximum height of 3.35m, eaves height of 2.85, and a width of 5.51m.

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:

|                                |                            |                            |
|--------------------------------|----------------------------|----------------------------|
| <b>Rear extensions should:</b> | <b><u>Yes - COMPLY</u></b> | <b><u>No - JUSTIFY</u></b> |
|--------------------------------|----------------------------|----------------------------|

|                                                                                                                             |                                                                                                                                                                                                                           |                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 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 property will be retained post-development.                                                                                                                                        |                                                           |
| Be set behind the original building, and not projecting beyond the sides                                                    | The proposed extension is set entirely behind the original building, not projecting beyond the sides.                                                                                                                     |                                                           |
| Maintain external access to the rear garden                                                                                 |                                                                                                                                                                                                                           | There is currently no external access to the rear garden. |
| <b>Single storey rear extensions should:</b>                                                                                |                                                                                                                                                                                                                           |                                                           |
| be in keeping with the scale and style of the original house                                                                | The extension is subservient to the original building. Whilst the materials will not match the existing, it is considered that in this instance the use of standing seam is acceptable due to the scale of the extension. |                                                           |
| not normally cover more than half the total area around the original house (including previous extensions and outbuildings) | At least 50% of the total area around the original house will be maintained.                                                                                                                                              |                                                           |

|                                                                                                                                                         |                                                                 |                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| not exceed 4 metres in height                                                                                                                           | The maximum height of the extension is 3.35m, not exceeding 4m. |                                                                                                                                                                                                                                                                                                              |
| not project out more than 3 metres from the rear wall of the original house for semidetached and terraced houses or by 4 metres for detached properties |                                                                 | The extension is set to project 3.49m from the rear wall of the original house, which exceeds the 3m allocation for terraced properties. However, as the extension is not deemed to have any significant impact by way of visual or residential amenity, the increase is considered acceptable in this case. |
| where they exceed 3m in length the eaves height should generally not exceed 2.5 meters                                                                  |                                                                 | The eaves height of the extension is to be 2.85m where the proposal exceeds 3m in length, however, as aforementioned due to the extension not having any significant impact on surrounding dwellings, this increase is also considered acceptable.                                                           |
| retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge                                                               |                                                                 | A gap of only 0.35m is retained to the South property boundary, however, this will have no significant impact on habitable neighbouring windows and is therefore considered acceptable.                                                                                                                      |

### **Design and Visual Amenity:**

*Summary of local street scene/character:*

The application site refers to 8 Heys Road, Thongsbridge, Holmfirth, a two-storey terraced property faced in natural stone, with a pitched stone slate roof, and uPVC windows and doors. The application property lies within a uniform street scene, being located in a terrace of properties of a similar size, scale, character, age, and appearance. Furthermore, the dwelling 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.

|                                                | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                      | <b>Further comments</b>                                                                                                                                                                                                                                                       | <b>✓ / X / N/A</b> |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Impact on the Local character and street scene | <ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul>        | Given the extension is proposed to the rear, subservient to the original building, and is to be constructed using materials that are sympathetic to the existing building, 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"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | The extension is subservient to the original house and is to be faced in materials that are deemed as sympathetic to the original building, therefore, it is considered that there will be no significant impact on the original house.                                       | ✓                  |
| Height, scale and massing                      | <ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c)</li> </ul>                                          | The extension is subservient to the original building in terms                                                                                                                                                                                                                | ✓                  |

|                                |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |   |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                | <p>and (d) of the KLP</p> <ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>                                                               | of height, scale, and massing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |   |
| Facing materials and detailing | <ul style="list-style-type: none"> <li>KDP 9 of the SPD</li> <li>Policy LP24 Design (d) (iii) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>              | The extension is to be faced in standing seam aluminium walls rather than the existing natural stone and rendered masonry. Furthermore, the windows and doors are proposed to be powder coated aluminium rather than the existing uPVC windows in the house. However, as the extension is small in scale with the standing seam being minimal and the property backs onto open land, the materials are not considered to have any significant impact with regard to visual amenity and can be considered acceptable. | ✓ |
| Roof style                     | <ul style="list-style-type: none"> <li>KDP 1 and 2 of the SPD</li> <li>Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul> | The roof is proposed to be a EPDM/Fibre Glass Flat Roof rather than a stone slate roof to match the existing house, however, as aforementioned non-matching sympathetic materials can be considered acceptable in this instance.                                                                                                                                                                                                                                                                                     | ✓ |
| Window proportions             | <ul style="list-style-type: none"> <li>KDP 1 and 2 of the SPD</li> <li>Policy LP24 Design (a), (c)</li> </ul>                                                    | All windows proposed in the extension are proportionate to those in the existing building in                                                                                                                                                                                                                                                                                                                                                                                                                         | ✓ |

|                             |                                                                                                                                     |                                                                         |   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---|
|                             | and (d) of the KLP <ul style="list-style-type: none"> <li>Chapter 12 of the NPPF</li> </ul>                                         | terms of size and positioning.                                          |   |
| Accessibility for all users | <ul style="list-style-type: none"> <li>KDP 17 of the SPD</li> <li>Policy LP24 Design (f)</li> <li>Chapter 12 of the NPPF</li> </ul> | 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:*

- 6, Heys Road, Thongsbridge, Holmfirth, HD9 7SD – Adjoined neighbour to the North.
- 10, Heys Road, Thongsbridge, Holmfirth, HD9 7SD – Adjoined neighbour to the South.
- 3, Mill Race Fold, Thongsbridge, Holmfirth, HD9 7HN – Neighbouring property to the South West.
- 5, Mill Race Fold, Thongsbridge, Holmfirth, HD9 7HN – Neighbouring property to the West.

|                                                            | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                           | <b>Further comments</b>                                                                                                                                      | <b>✓ / X / N/A</b> |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Impact on privacy of neighbours (to sides, rear and front) | <ul style="list-style-type: none"> <li>KDP 3 &amp; 4 of the SPD</li> <li>Policy LP24 Design (d) (iv)</li> <li>Chapter 12 of the NPPF</li> </ul> | Due to the natural and erected screening that exists between the application property and gardens of the adjoined neighbours, it is considered that any side | ✓                  |

|                                                                      |                                                                                                                                                  |                                                                                                                                                                                                                                                                                  |   |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                                                      |                                                                                                                                                  | windows will have no significant overlooking potential. Furthermore, the properties to the rear are located over 50m away from the proposal which is considered an adequate distance.                                                                                            |   |
| Impact on light and outlook of neighbours (to sides, rear and front) | <ul style="list-style-type: none"> <li>• KDP 4, 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>   | Due to the limited scale of the extension, the existence of screening between the dwelling, and a lack of habitable neighbouring windows to the rear of the adjoined dwellings 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"> <li>• KDP 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>      | As aforementioned, due to the limited scale of the extension, and existing screening between the application dwelling and adjoined properties, it is considered that there will be no significant impact on neighbouring properties with regard to overbearing or overshadowing. | ✓ |
| Remaining garden space of application property                       | <ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul> | The application property will retain at least 50% of its current garden space which is considered to be an acceptable amount.                                                                                                                                                    | ✓ |

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:

|                             | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                 | <b>Further comments</b>                                                                                                                                                                                                                  | <b>✓ / X / N/A</b> |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Impact on highway safety    | <ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | As the extension is proposed to the rear and is not visible from the closest highway, it is considered that there will be no significant impact on highway safety.                                                                       | ✓                  |
| Parking provision           | <ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul> | The extension will not increase the number of bedrooms at the property and will not impact the hard-standing parking area to the front of the dwelling, therefore, the parking provision on the site is acceptable to remain as current. | ✓                  |
| Provision for waste storage | <ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>        | 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:

|                                          | <b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>                                                                | <b>Further comments</b>                                                                                                                                                                                                                                                                                                                                                                                                              | <b>✓ /<br/>X /<br/>N/A</b> |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Impact on trees                          | <ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul> | The proposal is not close enough to have any significant impact upon trees.                                                                                                                                                                                                                                                                                                                                                          | ✓                          |
| Impact on ecology                        | <ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> <li>• Chapter 15 of the NPPF</li> </ul>                                       | While the site is within a bat alert layer, the nature of the proposal is not considered to have significant impacts to roosting 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 potential to disturb those protected species are found. | ✓                          |
| Carbon Budget / Climate change statement | <ul style="list-style-type: none"> <li>• KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>• Policy LP51</li> <li>• Chapter 14 of the NPPF</li> </ul>                        | 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                                                                                                                                                                                                                           | ✓                          |



**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 of the extension hereby approved shall in all respects be constructed using steel/timber frames with standing seam aluminium in a Copper Brown colour finish.

**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 A4 1-1250   | 01        | -       | 07/02/2025    |
| Extg Block Plan A4 1-500  | 02        | -       | 07/02/2025    |
| Prop Block Plan A4 1-500  | 07a       | -       | 07/02/2025    |
| Extg Floor Plans A2 1-100 | 03        | -       | 07/02/2025    |
| Extg Elevs A2 1-100       | 04        | -       | 07/02/2025    |

| <b>Plan Type</b>         | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|--------------------------|------------------|----------------|----------------------|
| Prop Elevs A2 1-100      | 06a              | -              | 07/02/2025           |
| Prop Floor Plan A2 1-100 | 05a              | -              | 07/02/2025           |
| Application Forms        | -                | -              | 07/02/2025           |
| Climate Change Statement | -                | -              | 07/02/2025           |

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:** 24/03/2025