

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:	2025/62/90344/W
Site Address:	3, Well Hill, Underbank Old Road, Holmfirth, HD9 1EG
Description:	Erection of two storey side extension (within a Conservation Area)
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: 22-Apr-2025

Officer Report – 2025/90344

Site Description

The application site refers to 3 Well Hill, Underbank Old Road, Holmfirth, HD9 1EG, a two-storey semi-detached property faced in stone walls, with a pitched, gable, concrete tiled roof, and uPVC coloured windows and doors.

The host property is located within the Underbank Conservation Area as defined within the Kirklees Local Plan. The pair of properties were formally 3 no. dwellings however No.1 and No. 2 are currently one dwelling and are former weaver's cottages, sitting at a significantly elevated position from the roadside. The property is positioned against the back drop of a hillside and affords views from the front elevation across the valley. The front elevation is constructed from stone with the side and rear elevation being finished with render. Garden areas are to the front and rear of the property with the rear garden steeply sloped with a small terrace area. The main amenity space is to the front of the dwelling with parking available to the side of No. 1. There is a porch extension on both the host and attached neighbouring property with a two storey part-width projection to the rear which is a historical structure.

The application property is located in a relatively uniform street scene, being surrounded by dwellings of a similar size, scale, character, and age, with the application property dating back to at least 1894. Furthermore, the application property benefits from amenity space to the front and side of the building, with a small garden area to the rear.

Description of Proposal

The Scheme

The applicant is seeking permission for the erection of two storey side extension (within a Conservation Area).

The proposed two storey side extension will project 4.4m from the side elevation of the original building, with a maximum height of 6.56m, eaves height of 4.48m, and a depth of 8.74m.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement
- Heritage Statement

During the course of the assessment of the application, the following additional/amended plans/information was submitted for consideration:

16/04/2025 – A108 Rev1 Proposed Elevations
16/04/2025 – A112 Site Parking
16/04/2025 – A110 Rev1 Imagery

History of Negotiations / Amendments Received

Following a consultation with KC Conservation & Design it was proposed that the applicant considered reducing the initially proposed 4 light windows in the front elevation of the upper and lower floor of the proposed extension was reduced to 3 to ensure the extension corresponded with the design of the original building. It was also recommended that the new windows should match those existing and be set back in from the face of the wall by 100-150mm. Finally, it was considered that the walls and roof should be faced in matching materials, with pointing recessed or flush and colour to match, and rainwater goods be either metal or timber, finished black.

The applicant was informed of these recommended amendments, to which plans were received detailing the use of only 3 windows in the upper and lower front elevation of the extension, all of which were set back from the face of the wall by 100-150mm, with materials used in the extension matching those of the existing building. As a result of amendments, conditions have recommended by KC Conservation & Design who advise they have no objection on this basis.

Relevant Planning History

The most relevant planning history relates to the following planning applications

94/94126 – Erection of two storey extension – Conditional Full Permission.

98/92088 – Erection of conservatory within conservation area – Conditional Full Permission.

2009/93351 – Erection of front and rear dormer extensions (within a Conservation Area) – Refused for the following reason:

- The proposal to construct dormer windows to both the front and rear elevations would introduce a roof form which is alien to the area and out of keeping with the host building. As such the proposed development would fail to preserve or enhance the character or appearance of the Underbank Conservation Area. In addition the proposed development due to its design, scale and size would detract from the design features of the existing house and adjacent buildings.

2024/90205 – Erection of two storey side extension with front balcony and raised decking to rear (within a Conservation Area) – Refused for the following reason:

- The proposed development, by virtue of its size, scale, design and appearance would not be subservient to the host building and would introduce modern features to the property which would diminish the vernacular character of the dwelling and form an incongruous and dominant extension to the original property. This would be to the detriment to the visual amenity of the host dwelling, wider street scene and the character and appearance of the Underbank Conservation Area. There are no public benefits that would outweigh the less than substantial harm arising to the significance of the Conservation Area.

The proposal the subject of this application does not feature dormers, as such little weight is afforded application 2009/93351 in the consideration of this application given this application seeks a different development.

Application 2024/90205 is considered to be a material consideration which must be afforded weight, the proposal the subject of this application (2025/90344) has amended the scheme from that of the previous refusal (2024/90205). Whether the scheme the subject of this application has satisfactorily addressed the reason for refusal for application 2024/90205) is addressed in greater detail in the 'Assessment' section of this report.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter.

The application has been publicised as affecting the setting of a conservation area, on the Council's website, by site notice and by press advertisement. The expiry date of the publicity period was the 10/04/2025.

Letters of Support

- Holme Valley Parish Council support the application, but with concern for adequate parking for a larger dwelling.

A parking plan was requested which the applicant provided and is addressed in more detail in the 'Assessment' section of this report.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Conservation & Design - Following a consultation with KC Conservation & Design it was considered that the initially proposed 4 light windows in the front elevation of the upper and lower floor of the proposed extension should be reduced to 3 to ensure the extension corresponded with the design of the original building. It was also recommended that the new windows should match those existing and be set back in from the face of the wall by 100-150mm. Finally, it was considered that the walls and roof should be faced in

matching materials, with pointing recessed or flush and colour to match, and rainwater goods be either metal or timber, finished black.

The responses of the above consultee is discussed in greater length within the 'Assessment' section of this report.

Allocation and Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019) and Holme Valley Neighbourhood Development Plan (adopted 8th December 2021). The site is within the Underbank Conservation Area within the Kirklees Local Plan.

The site also falls within the Holme Valley Neighbourhood Development Plan and is within an associated landscape character area LCA4, the River Holme Settled Valley Floor.

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity
LP35 Historic Environment
LP51 Protection and Improvement of Local Air Quality
LP53 Contaminated and unstable land

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 3 – Conserving and Enhancing Heritage Assets
Policy 12 – Promoting Sustainability.
Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

The application site is located in Landscape Character Area 4 (River Holme Valley Settled Floor) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are as follows:

- 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.

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter 2	Achieving sustainable development
Chapter 4	Decision-making
Chapter 12	Achieving well-designed places
Chapter 14	Meeting the challenge of climate change, flooding and coastal change
Chapter 15	Conserving and enhancing the natural environment
Chapter 16	Conserving and enhancing the historic environment

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
House Extensions & Alterations SPD (adopted June 2021)

Legislation

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

The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017

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 or appearance of Conservation Areas.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon the character and appearance of the area (including impact upon historic environment)
3. Impact upon residential amenity
4. Impact upon highway safety
5. Climate Change
6. Other matters – e.g. trees/ecology (e.g. bats)
7. Representations
8. Conclusion

1 – Principle of Development

Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

The site is located within the Underbank Conservation Area on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 of the KLP sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

As the site is located within the Underbank Conservation Area; therefore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 needs to be considered, which requires Local Planning Authorities to pay special attention in order to preserve or enhance the character and setting of buildings or land within a Conservation Area.

LP35 states that:

‘Development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm’.

Paragraph 5.15 of the House Extensions and Alterations SPD states that:

“Side extensions should be located and designed to minimise the impact on the local character of the area. The design should reflect the design of the original building in terms of roof style, pitch materials and detailing.”

Paragraph 5.16 goes on to say that side extensions should maintain the quality of the environment for neighbours by:

- Ensuring reasonable levels of natural light to the habitable rooms in neighbouring properties; and
- Positioning windows to minimise or avoid any potential overlook into neighbouring gardens.

Paragraph 5.2 states that two-storey side extensions should:

- not take up all or most of the space to the side of a house;
- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house.

The above listed policies and guidance within the House Extensions and Alteration SPD are taken into account within the ‘Impact on Visual Amenity’

and 'Impact on Residential Amenity' sections of this report. On the basis the development is considered to have an acceptable impact upon visual amenity, residential amenity and all other relevant considerations which are material to the consideration of this application, including the planning history, it is considered the principle of development can be considered acceptable.

2 – Impact on character and appearance of the area (including impact upon historic environment):

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'*.

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

Policy 1 of the Holme Valley Neighbourhood Development Plan sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), in this case Netherthong Rural Fringe Pastures (LCA 5).

Policy 2 of the Holme Valley Neighbourhood Development Plan states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting.

The recommendations of Paragraphs 5.15 and 5.2 of the House Extensions and Alterations SPD are set out in the 'Principle' section of this report.

Section 66 of the Planning (Listed Buildings & Conservations Areas) Act (1990) states that for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

Furthermore, LP35 states that: *“development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.”*

Regarding the proposed two storey side extension, it is considered that the extension has been designed to minimise the impact on the local character of the area and reflect the design of the original building. Furthermore, the positioning of the extension ensures that a 1m gap to the side boundary is maintained, not taking up all the space to the side of the house. Finally, the proposal is set back adequately from the front elevation of the original building to ensure it has a subservient appearance. Fenestration details have been incorporated to be in keeping with those of the host property.

Weight is afforded the previous refusal, set out in the planning history section of this report, in this case the scheme has been amended to remove the balcony and features which were not in keeping with the host property that were the subject of the previous refusal. The previous scheme incorporated a gable feature to front, the scheme is now a gable roof design which matches the host property and is set back and down from that of the host property. The previous refusal also features a large front balcony, which projected beyond the front elevation at the ground floor, which would have read as a single storey element of a flat roof design. This has been removed and is set back. Openings are in keeping windows at first floor rather than balcony doors, and a smaller doorway opening at ground floor.

Following a consultation with KC Conservation & Design it was recommended that only 3 windows were proposed in the upper and lower front elevation of the proposed extension, which has been implemented in amended plans. It was also recommended that the new windows should match those existing and be set back in from the face of the wall by 100-150mm. Finally, it was considered that the walls and roof should be faced in matching materials, with pointing recessed or flush, and colour to match, and rainwater goods be either metal or timber, finished black. In this case it is considered appropriate to condition matching materials of construction and pointing to be undertaken as part of the development.

Taking account of the response of the Conservation Team and on the basis of inclusion of the recommended conditions it is considered the proposal would not lead to harm within the Conservation Area and the scheme the subject of this application has suitably addressed the previous reason for refusal.

Therefore, subject to conditions, the proposed development is considered to comply with Policies LP1, LP2, LP24, and LP35 of the Kirklees Local Plan, Principles 1 and 2, and Paragraphs 5.15 and 5.2 of the House Extensions and

Alterations SPD, Policies within Chapter 12, and Paragraph 135, of the National Planning Policy Framework, and Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

Policy 2 of the HVNP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

The recommendations of Paragraphs 5.16 and 5.2 of the House Extensions and Alterations SPD are set out in the 'Principle' section of this report.

In terms of overshadowing or being overbearing, the extension would be sited close to the shared boundary with Random Cottage however the extension would be located to the north-east of this property and therefore there would be limited loss of light to the amenity area of the neighbouring property. Whilst the side of the extension would be close to the amenity area, it is not considered that the harm from being overbearing to the garden area that there would be sufficient grounds to refuse the application based on the impact on residential amenity.

In terms of the impact of the development on the attached neighbouring dwelling, the proposal would have a minimal impact on the amenities of this dwelling. It is not considered that the proposed works would cause undue harm in terms of overlooking, overshadowing or being overbearing. Furthermore, an obscured glazing condition is recommended to ensure the ensuite window in the South West facing elevation of the side extension does not impact on the privacy of neighbours or facilitate unacceptable overlooking onto neighbouring properties.

It is therefore considered that in terms of residential amenity, subject to condition, the proposed would comply with Policy LP24 of the Kirklees Local

Plan, Principles 3, 4, 5 and 6, and Paragraphs 5.16 and 5.2 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12, and Paragraph 135, of the National Planning Policy Framework.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

A parking plan was requested by the case officer regarding parking at the property. Following the submission of a parking plan, it clearly details the ability for two off-street parking spaces around the application site. In this case there is shared parking for the terraced row (No's 1 and 2 are now one property) on a small access off Well Hill. The submitted plans indicate that there is an additional parking space on Well Hill however it is not confirmed as to whether this is a formal arrangement within the title deeds or whether this is optional off-street parking for the area.

On-street parking within the area is constrained due to the topography of the area and also limited road width. However, the increase in bedroom provision would be to 3 no. bedrooms and therefore 2 no. off-street parking spaces are required to meet the aims of the SPD. As this has been demonstrated within the details of submission by utilising both off-street and on-street areas, it is finely balanced that this arrangement is considered acceptable.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Council's Street Design Guide and Chapter 9 of the National Planning Policy Framework.

5. Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been

incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

6. Other Matters

Impact upon Ecology

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan and Policy within the HVNDP requires that proposals protect Habitats and Species of Principal Importance. Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

Whilst it is acknowledged that the site is located within an identified bat roosting area, the proposals are relatively modest, and in this case being for a two storey extension would not impact upon the existing roof space which has the potential for providing a roost for bats. Therefore, it is considered unlikely that the proposals would have a significant impact on the bat population. An informative would be included making the applicant aware that if bats are discovered on site during the works, any development shall cease, and the applicant is advised to contact Natural England for advice on how to move forward. Subject to informative the proposal is considered to be acceptable in this regard.

Coal legacy

The site is located within the Coal Authority's "Development Low Risk Area". There is no statutory requirement to consult the Coal Authority regarding development within the "Development Low Risk Area", instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is

recommended that the Coal Authority's standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with Chapter 15 of the National Planning Policy Framework.

7. Representations

- Holme Valley Parish Council support the application with concern for limited parking at a larger dwelling.

Officer Comments: A parking plan was requested from the applicant and the scheme is deemed acceptable in terms of highway safety and parking provision.

8. 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation
PERMISSION

CONDITIONAL FULL

Decision Authorisation: Delegated Powers

Application Number: 2025/90344

Officer Recommendation: Conditional Full Permission

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 (as amended).

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 development 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 & LP35 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapters 12 & 16 of the National Planning Policy Framework.

4. All external pointing used in the construction of the development hereby approved shall be flushed or slightly recessed, and of a colour finish that matches that of the existing building stone and retained thereafter.

Reason: In the interests of visual amenity to accord with Policies LP24 and LP35 of the Kirklees Local Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.

5. The ensuite window in the South West facing elevation shall be fitted with obscure glazing to at least Level 3 on the Pilkington Scale (or equivalent) and be non-opening to a height of no less than 1.7m above floor level and retained as such thereafter. **Reason:** In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 3 and 4 of the House Extensions and Alterations SPD, and policies contained within Chapter 12 of the NPPF.

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	-	-	26/02/2025
Existing Site/Block Layout	A101 – Existing Site Plan	-	26/02/2025
Existing Elevations	A107	-	26/02/2025
Existing Roof Plan	A105	-	26/02/2025
Existing Floor Plans	A103	-	26/02/2025

Plan Type	Reference	Version	Date Received
Proposed Site/Block Layout	A102 – Proposed Site Plan	-	26/02/2025
Proposed Elevations	A108 Rev1	-	16/04/2025
Proposed Roof Plan	A106	-	26/02/2025
Proposed Floor Plans	A104	-	26/02/2025
Proposed Site Sections	A109 – Section A-A	-	26/02/2025
Grouped Plans and Elevations	A110 Rev1 Imagery	-	16/04/2025
Grouped Plans and Elevations	A111 – Imagery	-	26/02/2025
Car Park Plan	A112 Site Parking	-	16/04/2025
Application Form	-	-	26/02/2025
Climate Change Statement	-	-	26/02/2025
Heritage Statement	-	-	26/02/2025

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. The case officer sought amendments to the scheme following advice provided by the KC Conservation Team.

Report Dated: 17/04/2025