

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:	2025/62/90644/W
Site Address:	Mount View, Sheffield Road, New Mill, Holmfirth, HD9 7HA
Description:	Demolition of existing conservatory and erection of single storey rear extension, erection of replacement garage, porch to front elevation, and associated external alterations
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: 22-May-2025

The Site

Mount View is a single storey, detached dwelling located in New Mill, Holmfirth. The application dwelling is constructed from natural coloured stone with a hipped roof which is constructed from natural slate. The site currently benefits from a garage, shed and conservatory to the rear and has garden amenity space to the front and rear. Due to the topography of the site the property is located on differing land levels with the existing single storey garage located on a significantly lower land level and accessed by Windspur Grove - the road to the rear of the site.

The site is located in a residential area with surrounding properties varying in terms of scale and design with a children's nursery located to the east.

The application site is within the designated Green Belt on the Kirklees Local Plan map.

The Proposal

The applicant is seeking planning permission for the demolition of existing conservatory and erection of single storey rear extension, erection of replacement garage, porch to front elevation, and associated external alterations.

Single storey rear extension:

- 3.575m projection from the rear elevation
- 9.5m width
- 2.75m to eaves
- 5.2m overall height
- Hipped roof design with matching materials.

Replacement garage:

The existing single storey garage is of a pre fabricated concrete material of construction and flat roof design. and the existing 3.75m x 4m shed will be removed and replaced with a garage/garden room. This will involve constructing a replacement garage which will be accessed off Wildspur Grove with a garden room above which will be accessed from the rear garden of the site. This will measure:

- 7m in length
- 4.8m in width

- 2.76m to eaves when viewed from the rear garden
- 3.8m to eaves and 4.837m overall height when viewed from Wildspur Grove
- Gable roof design

The garage will be 2m of this height and the garden room on top of this will be 2.837m.

Front porch:

- 1.85m projection from the front elevation.
- 3.15m width
- 2.8m height to the eaves
- 3.9m overall height
- Gable roof design

External alterations:

- Decking to the rear of the property

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

86/02056 – Erection of garage – Granted Conditionally.

93/02710 – Erection of conservatory – Conditional Full Permission.

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 4th April 2025

No representations were received as a result of the publicity.

Holme Valley Parish Council: support

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

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 the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP30 Biodiversity
- LP57 The extension, alteration or replacement of existing buildings

Holme Valley Neighbourhood Development Plan

The following policies of this plan are considered most relevant:

- 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

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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt Land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)
Holme Valley Neighbourhood Development Plan

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon visual amenity
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters
5. Representations
6. Conclusion

1 – Principle of development:

Policy LP1 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 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”.

Green Belt – Policy

Policy LP57 of the Kirklees Local Plan relates to the extension, alteration or replacement of existing buildings, specifically stating the following: -

‘Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

- a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;*
- b. in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;*
- c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and*
- d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting’*

Section 13 (‘Protecting Green Belt Land’) of the National Planning Policy Framework is relevant and in particular the following paragraphs: -

Paragraph 142: ‘The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.’

Paragraph 143 specifies the five purposes of including land within the Green Belt, which are:-

- a) to check the unrestricted sprawl of large built-up areas;*

- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Paragraph 153 of the NPPF states that inappropriate development in the Green Belt should not be approved except in very special circumstances. Paragraph 153 of the NPPF goes on to note that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Specifically stating the following:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'

Paragraph 154 of the NPPF states development in the Green Belt is inappropriate unless one of the an exception applies. One of the exceptions includes the extension and alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.

From the exemptions listed under paragraph 154, sections 154(c) and (d), could be applicable in this case:

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

In terms of this particular application, the existing and proposed volumes have been calculated to assist in the assessment as to whether the cumulative impact of the extension would be disproportionate to the original dwelling. The detached garage and conservatory approved under applications 86/02056 and 93/02710 are classed as 'extensions' in the assessment of the scheme against Green Belt Policy. However, due to the single storey rear extension and garage replacing an existing garage and rear extension (conservatory) only the volume

increase was included in the calculations. Overall the percentage increase would be 85%. It is considered that this would be of a scale, in terms of additional built form alone, which would constitute a disproportionate addition. In addition, the replacement garage would be the replacement of a building which is materially larger than the one it replaces, and this exception would also not be applicable.

Therefore, as stated in paragraphs 153 and 154 of the NPPF it is necessary to assess if there are very special circumstances to outweigh the harm of the development by reason of inappropriateness / any other harm to the Green Belt. It is noted that

Whilst it is acknowledged that this is a large increase it is also noted that each application must be assessed on its own merits and appearance and visual impact are an important part of a proper evaluation. In this instance weight is given to the effect of the proposal on the openness of the Green Belt and on the character and appearance of the area.

The proposed single storey extension and garage would be located to the rear and the porch to the front would be minimal in terms of size and scale and would be significantly set back from the highway.

As a result of this scheme the footprint of the building would not significantly increase as the garage (although built higher) would be built on the same footprint and the rear extension would see the unsympathetic addition of the conservatory removed. The additions would see the replacement of these additions with a higher standard of design, with the replacement garage being of a natural stone and tile roof design. This can be secured by inclusion of a condition and it is considered that this would see an improvement in terms of the visual impact of the built form, whilst this would still be of an increased size / scale.

The locality of the area should also be taken into account whereby the site is situated between two highways in an urbanised part of the Green Belt where many of the properties have been extended/altered in some form. It is also noted that there would be PD fallback options to construct similar additions in addition to extensions to the side.

The nature of the site, when viewed in the context of existing neighbouring dwellings is such that the overall impact to the openness of the development is not considered to be significant in this case given the siting between two existing highways, and fact the development would see extensions / additions which are of an in keeping material palette rather than the materials of construction of the elements which would be replaced (Conservatory & pre

fabricated garage). The size and scale of the development is in keeping with that of existing development to neighbouring dwellings and that of the host property and does not significantly increased the heights above that established within the street scene.

In this case it is noted there is scope for a similar sized single storey rear extension to be undertaken by utilising pd rights. Similarly, a building of a larger footprint could also be undertaken though utilising pd rights. Finally it is also possible for extension to the side to be undertaken. This is a factor which weighs in favour of there being identifiable very special circumstances in this case, and the fact pd rights can be removed as a condition of any permission is considered to also be a factor which can be afforded weight.

It is considered that conditions to ensure the development is undertaken with matching materials of construction and that no development as a result of works which are permitted development being included upon any grant of permission would ensure that the necessary controls are in place such that these matters can be afforded weight as very special circumstances being present to clearly outweigh the harm of the development.

It is therefore considered that, subject to inclusion of the recommended conditions, very special circumstances exist in this case.

It is considered weight can be afforded to the fact that permitted development rights can be removed, as a condition of any grant of permission. It is considered this is a factor which forms part of the very special circumstances that weigh in favour in this case. It is considered that the removal of Permitted Development Rights for development included within Classes A-E inclusive of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) would be applicable in this exceptional case in light of the fact it would contribute to there being identifiable very special circumstances.

Therefore, as set out above within this section of the report, it is considered that there are considerations to represent very special circumstances in this case, which clearly outweighs the harm of the development in the Green Belt, by reason of inappropriateness and any other harm, all of which is discussed further below in this report.

As such, it has been considered that the proposal can, on balance and subject to conditions, be supported in this regard. The proposal is considered to therefore comply with the policies within Chapter 13 of the NPPF.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

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. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA).

Policy 2 of the HVNP 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. Furthermore, this policy sets out that development should sit in with and neither dominate or have a detrimental; impact on its surroundings and neighbouring properties.

The application site is within LCA 7 - River Holme Wooded Valley.
Key landscape characteristic of the area are:

- Glimpsed views towards the wider landscape through gaps between built form.
- Views across the wooded valley floor from elevated vantage points such as from Christ Church New Mill and Holy Trinity Church Hepworth.
- Stone boundary walls are common features.
- A network of Public Rights of Way (PRoW) crosses the landscape including a section of the Barnsley Boundary Walk, the Kirklees Way and the Holme Valley Circular Walk.

Key built characteristic of the area are:

- Settlements characterised by a close association between built form and landscape.

- Industrial heritage features such as weirs and mill buildings.
- Mounds and hollows, which are the remains of shallow tunnels created for coal mining, as well as piles of shale material and the remains of plateways (flat stones laid across fields to assist with vehicle movement), are also found across the moorland and fields.

Section 5.1 of the Council's adopted SPD relates to rear extensions. Paragraph 5.5 refers specifically to single storey rear extensions.

5.6 single storey rear extensions should:

- *be 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 previous extensions and outbuildings);*
- *not exceed 4 metres in height;*
- *not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;*
- *where they exceed 3m in length the eaves height should generally not exceed 2.5 meters;*
- *retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.*

With regards to the proposal the rear extension will exceed 4m in height however, due to the property being a bungalow and the extension being set down from the original roof ridge and set in from either side elevation in this instance this is considered acceptable. The house is detached and the projection will be less than 4m and there will be more than a 1m gap to each side boundary. Therefore, although the extension is not wholly SPD compliant on balance this is considered acceptable.

Section 5.2 of the Council's adopted SPD relates to front extensions. Paragraph 5.14 states:

Single storey extensions on the front of a house and two-storey or first floor front extensions are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally be permitted unless:

- *The house is set well back from the pavement or is well screened;*
- *The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area;*

- *The materials and design match the existing features of the original house;*
- *The extension would not unreasonably affect the neighbouring properties*

The porch extension would be small in terms of size and scale and would be well set back from the highway by around 14m. It would have a limited overall height of 3.85m and would have a gable roof design to match the garage. It would be set well away from neighbouring properties and is therefore considered acceptable.

Whilst the width of the porch is of a size which may not be visually acceptable in other circumstances, in this case weight is afforded the space which would remain in relation to neighbouring properties and also the fact the porch would be of a similar size, scale and design as that which has been undertaken to the immediate neighbouring properties.

Section 5.6 of the Council's adopted SPD relates to outbuildings. Paragraph 5.30 states outbuildings should normally:

- *be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;*
- *be set back behind the building line of the original building so that they do not impact on the street scene;*
- *preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost.*

The replacement garage would be larger than existing, seeing the addition of a garden room accessed via the rear garden. Although this would be a two storey addition, it would appear subservient to the existing property due to land level changes at the site. The overall height would not exceed the eaves height of the original property and would match the height of neighbouring garages. Due to the garage being built on the same footprint as existing no further garden space would be taken up and it would be set significantly back from the front of the property. Therefore, this element is considered acceptable.

The application form states that the additions would be constructed in natural coloured stone and natural slate roof tiles to match existing. The decking would replace the existing in front of the rear extension and would not have any further visual impact than existing

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Policy 1 & 2 of the HVNDP, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. 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 House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

Impact to Monrita to the south:

Whilst there would be an additional window in the elevation facing this property, there would remain a separation distance of 3m to the boundary wall and 8.5m to the conservatory at Monrita. It is noted that this would cause some level of overlooking to this conservatory however it is not considered to be significantly higher than current levels of overlooking which could take place from the

conservatory at Mount View. There would be no windows within the side elevation of the garage or the porch (only a single door with a separation distance of 6m to the boundary mitigating any impacts). The garage would be screened by the double garage at this property and would not be largely visible from the rear garden of Monrita. The decking would be accessed via steps from Wildspur Grove and would be used to access the rear elevation. This decking would be on the same level as the rear elevation which is the existing situation. Therefore, although this would be coming further forward it is not considered to have any significantly additional impact.

Impact to Mayfield to the north:

Due to the garage being located to the opposite side of the site and having no windows in the elevation facing this property this element is not considered to have a significant impact to this property. The single storey rear extension and porch will have no windows in the elevation facing this property and will have a separation distance of 1.75m and 5m respectively. Due to this and both elements being single storey in height it is not considered to have a significant impact. Furthermore, Mayfield projects significantly further to the rear than Mount View and therefore will not be significantly impacted by the rear extension.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, Policy 2 of the HVNDP and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within 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.

The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling would remain as existing. With this being the case, proposed parking arrangements are considered to be acceptable.

The proposal does not propose any changes to highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

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 – Other matters:

Ecology

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Chapter 15 of the National Planning Policy Framework are 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 requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest, and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, 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.

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 pre-dates 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 modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – 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

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/90644

Officer Recommendation: Approve

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (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, LP30 & LP57 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, Policies 1, 2, 12 & 13 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 9, 12, 13 & 14 of the National Planning Policy Framework

3. The materials of construction used to the walls and roofs of the single storey rear extension, replacement garage and porch to front hereby approved shall in all respects match those used in the construction of the host dwelling and shall be retained thereafter.

Reason: In the interests of visual amenity and the Green Belt and in accordance with Policies LP01, LP02, LP24 & LP57 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document, Policies 1, 2, 12 & 13 of the Holme Valley Neighbourhood Development Plan and policies within Chapters 12 and 13 of the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A, AA, B, C, D and E of Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to to ensure the openness, character and appearance of the Green Belt is retained and very special circumstances are present in accordance with Policy LP24 & LP57 of the Kirklees Local Plan and policies within Chapter 12 and 13 of the Kirklees Local Plan.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	100	-	10/03/2025

Plan Type	Reference	Version	Date Received
Existing Plans Sections and Elevations	200	-	10/03/2025
Proposed Site Plan	110	-	10/03/2025
Proposed Plans Sections and Elevations	210	-	10/03/2025
Proposed Garage Plans Sections and Elevations	212revA	-	10/03/2025
Climate change statements	-	-	21/03/2025
Application form	-	-	10/03/2025

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

Report Dated: 21st May 2025

Low coal