

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:	2025/62/90752/W
Site Address:	29, Cliff Road, Holmfirth, HD9 1UY
Description:	Erection of single storey front extension, replace existing balcony, external changes to windows and internal alterations outbuilding to front with parking above and associated works.
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 21-Aug-2025

Officer Report.

Site Description.

The application site refers to 29 Cliff Road, a three storey, end of terrace property located in the area of Holmfirth. The row of terraces is located at a significantly lower land level than the highway and is accessed via steps downwards.

The property backs on to green fields to the rear and to the front hosts a concrete slab that is used for parking, this is located at the highway level. At the front at the ground floor level the site hosts 2 shed-like structures.

Description of Proposal.

Planning permission is sought for the erection of a single storey front extension, replace existing balcony, external changes to windows and internal alterations outbuilding to front with parking above and associated works.

The proposed front extension would have the following dimensions:

- Projection from front elevation – 2.5 metres
- Length (from side elevation of existing porch) – 2.15 metres
- Eaves height – 2.4 metres
- Ridge height – 3 metres

The front extension will partially infill an area below a forward projecting first floor element which is currently supported by beams. It will then extend out to align with the existing lean-to, ground floor projecting element. The front extension will be constructed from stone and stone slates to match existing.

The outbuilding would measure 5.1m x 5.85m and would host parking on top. This would have a height of 1.25m whereby the parking on the top would be accessed from the highway.

The rear balcony would be extended to measure 4.5m x 1.75m and will be supported by two beams.

And there would be an additional window on the ground floor of the front elevation and bifolding doors will replace a window in the ground floor rear elevation.

History of Negotiations.

The agent requested that the outbuilding and parking area were included in this application. Amended plans were sent which included this and the application was readvertised.

The highways structures team also requested additional information which the agent provided.

Relevant Planning History.

89/04364 - Erection of first floor extension to form bedroom – Granted Conditionally.

2004/92058 – erection of bathroom and side extensions – Conditional Full Permission.

Representations.

The application was (re) advertised via a site notice and within the press.

Final publicity date expired: 11th July 2025.

No representations received.

Consultation Responses.

Highways Development Management – No objections, refer to Highway Structures.

Highway Structures - The proposed single story extension is not considered to impact the adjoining highway, however, the proposed construction of an underground Gym/ Store adjacent to Cliff Road may do so and therefore a fully dimensioned X-sectional detail for this area was requested. The agent sent this plan and the Highways Structures team stated they could now support the application subject to a condition.

Policy/Legislation

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).

The application site is unallocated in the Kirklees Local Plan but is located within LCA 4 within the Holme Valley Neighbourhood Development Plan.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP26 – Core walking and cycling network
- LP51 – Protection and Improvement of Local Air Quality

Holme Valley Neighbourhood Development Plan (HVNDP):

Holme Valley Neighbourhood Development Plan (2021). The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan.

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

The application site is within Landscape Character Area 4, the River Holme Settled Valley Floor. The Key characteristic of the area is 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. Where the built-up characteristics are terraced cottages, narrow streets within small tight knit settlements.

Supplementary Planning Documents:

Highways Design Guide SPD (2019)

House Extensions and Alterations SPD:

The Kirklees House Extension and Alterations SPD, adopted on 29 June 2021, has been prepared to help householders, developers, agents and architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration required by the Council.

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, together with Circulars, Parliamentary 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 9 – Promoting Sustainable Transport
- Chapter 12 – Creating Well-Designed Places
- Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Chapter 15 – Conserving and Enhancing the Natural Environment

Assessment

The following matters will be considered as part of the assessment of the proposal:

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conclusion

1) Principle of Development

The site is without notation on the Kirklees Local Plan. 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 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

In terms of extending and making alterations to a property Policy LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design, including the adopted Kirklees Supplementary Planning Document on House Extensions (SPD).

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- Principle 1 – that “extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area and the street scene.”
- Principle 2 – that “extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.”

With specific regard to the House Extensions and Alterations SPD the key design principles for consideration are:

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 9: Construction materials
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

The above listed policies and guidance within the SPD are taken into account within sections below of this report.

In this instance, the development can be acceptable in principle, subject to the assessment of the impact on visual amenity, residential amenity as well as highway safety and any other impacts that may arise which is discussed in the following sections of this assessment. On the basis the proposal is concluded acceptable in these respects, it is considered the proposal is acceptable in principle.

1) Impact on Visual Amenity

Policy 1 of the Holme Valley Neighbourhood Development Plan (HVNDP) sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA 4, detailed in the ‘Policies’ section of this report)

Policy 2 of the HVNDP 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.

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design. 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.

Paragraph 5.14 of the House Extensions and Alterations SPD sets out that 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 proposed porch is considered to be compliant with the design requirements for single storey front extensions as set out within the House Extensions and Alterations SPD. The porch would be of a subservient size/scale in relation to the three-storey host dwelling, would be set back from the highway and would be faced in matching exterior materials, with fenestration detailing limited to an access door and glazed panel on the principal elevation.

Paragraph 5.30 of the House Extensions and Alterations SPD sets out that 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; and
- 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 proposed outbuilding is to replace existing sheds within the front garden amenity space of No.29 Cliff Road. Whilst this application seeks permission of an outbuilding of a larger size/scale to that which exists at the site currently, as a result of its presence, it can be concluded that the principle of an outbuilding structure has previously been established within the front garden of the site. In addition, whilst of a larger size/scale, it is considered that the siting of the proposed outbuilding, to a lower topographical ground level than the highway and screened by the existing parking area, sufficiently mitigates any impacts of undue bulking or massing from the structure and prevents impacts arising to the character and / or setting of the street scene. With regard to the parking

area on top of the outbuilding, it is noted that the concrete slab in this location is already used for parking therefore this will not appear out of place. Furthermore, regarding the size/scale of the structure, a sufficient extent of outdoor garden amenity space would be retained to serve 29 Cliff Road.

Paragraph 5.5 of the House Extensions and Alterations SPD sets out that balconies and roof terraces on existing buildings should not negatively affect neighbouring properties or alter the local character of the area. Balconies and roof terraces should be:

- Positioned, and screened if required, so that they do not overlook neighbouring homes or gardens.
- Sited away from locations that are sensitive to additional noise levels or disruption.

In this instance there is already an existing balcony to the rear of the property. Although this will extend beyond the rear elevation it is concluded that with a condition requesting privacy screens to either side that the balcony will not result in any undue privacy concerns. The design of the balcony is lightweight and will not harm the appearance of the house or wider area.

In summary therefore, it has been concluded that the proposals would be of a satisfactory design quality and would not cause detrimental harm to the visual amenities of the locality. The proposed development is considered to comply with Chapters 12 and 16 of the NPPF, Policies LP2, LP24 and LP35 of the Kirklees Local Plan and Key Design Principles 1 & 2 of the House Extension and Alterations SPD.

1) Impact on Residential Amenity

Section 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.

The proposal is considered to retain a sufficient extent of outdoor amenity space at 1 Prospect Place in accordance with Key Design Principle 7 of the House Extensions and Alterations SPD.

Given the siting, size/scale and arrangement of glazing proposed to the front porch, it is not considered that this addition to the host dwelling would result in

any undue impacts of overbearing, overshadowing or overlooking for the occupiers of any surrounding dwellings.

Whilst the proposed outbuilding is to be set in close proximity to the shared boundary with the garden amenity space which serves No. 31 Cliff Road, it will still maintain a separation distance of 2.2m to the steps between the two properties. It will have no windows in the elevation facing this property.

The balcony will maintain a separation distance of 6m to this property and will be considered to have a privacy screen to the side elevation in any case.

Therefore, on balance, it is not considered that the proposed outbuilding or balcony would give rise to any significant levels of undue privacy concerns, overbearing or overshadowing over and above the existing arrangement and relationship between No. 29 and 31 Cliff Road.

The outbuilding, porch and balcony are considered to be set a sufficient distance away from any other properties within the immediate vicinity as to prevent any undue impacts of overbearing or overshadowing.

For these reasons, the proposal is considered to have an acceptable impact on residential amenity, and subject to condition would accord with Chapters 12 & 15 of the NPPF, Policies 1, and 2 of the Holme Valley Neighbourhood Development Plan, policies LP24 & LP52 of the Kirklees Local Plan, and Key Design Principles 3, 4, 5 & 6 of the House Extensions and Alterations SPD.

2) Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan 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 proposals are not considered to directly increase the domestic function of No.29 Cliff Road with regard to the number of bedrooms and with the proposed parking area to serve the dwelling it is considered that there will be sufficient parking.

Due to the nature of the proposal the highways structures team were formally consulted. They stated that the proposed single story extension is not considered to impact the adjoining highway, however, the proposed construction of an underground Gym/ Store adjacent to Cliff Road may do so and therefore a fully dimensioned X-sectional detail for this area was requested. The agent sent this plan and the structures team stated that although the design of proposed building extension and the retaining wall to the underground gym are considered exempt from a technical approval, the proposed extension of the off-street parking will require modifications to the existing burr wall

supporting Cliff Court and as such these works will be liable to a formal technical approval. Therefore, a condition was recommended that the development shall not commence until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which relates to the partial demolition and/or modification of the existing burr wall supporting Cliff Court and the associated modification of ground levels.

It is also noted that there is street lighting to the front of the property boarding the highway an informative note will be attached to ensure that, in addition to planning permission, any necessary consent or approvals under the Highways Act.

In turn, the proposals are considered to accord with Chapter 9 of the NPPF, LP21 & LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extension SPD.

3) Other Matters

Climate Change:

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

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.

Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development. Considering the small-scale 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. The proposed development would therefore comply with Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

Bats:

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 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.

The application site is within a 'Bat Alert' layer on the Council's GIS system. Whilst formal comments have not been requested from an Ecology & Biodiversity Officer it is considered that a Bat Survey was not required in this instance. This is due to the fact the outbuildings would have no impact on the existing structures that may host bats. Given the scale of the proposal it is considered biodiversity mitigation measures as part of the scheme would be an unreasonable requirement in this case. Therefore, the proposal is considered to meet the aims of Chapter 15 of the National Planning Policy Framework.

Public Footpaths:

Public footpath HOL/109/10 is located to the east of the property and would be located to the west of the outbuilding.

It is not considered that the proposal itself would impact upon these public footpaths as core walking / cycling routes in accordance with Policy LP23. This is because this section of the footpath is already used by occupiers to get between the sheds/highway and the property.

However, to avoid any harm to the functionality of this public footpath, an informative shall be included upon any grant of approval.

4) 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: 2025/90752

Officer Recommendation: Approve

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.

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP23, LP24, LP30, LP35, LP51 and LP57 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8 & 15 of the Council's adopted House Extensions and Alterations SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapters 2, 4, 12, 13, 14, 15 & 16 of the National Planning Policy Framework.

2. The exterior walls of the porch extension hereby approved shall be faced in stone to match the host property. The roofs of the porch extension shall be infilled with stone tiles. These materials shall thereafter be retained.

Reason: In the interests of visual amenity and to accord with Policies LP2 & LP24 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

3. Development shall not commence until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which relates to the partial demolition and/or modification of the existing burr wall supporting Cliff Court and the associated modification of ground levels. The submitted scheme shall include a timescale for completion of the works. The development shall be undertaken, and the works completed, in accordance with the approved scheme which shall thereafter be retained.

Reason: In the interests of highway safety to accord with Policy LP21 of the Kirklees Local Plan, policy 11 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 9 of the National Planning Policy Framework.

4. A 1.8m high privacy screen shall be installed on the north and south side elevations of the balcony before the balcony is first brought into use. The 1.8m high privacy screens shall thereafter be retained.

Reason: In the interests of residential amenity and to accord with Policy LP24b of the Kirklees Local Plan, Key Design Principle 3 of the House Extensions and Alterations Supplementary Planning Document and 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 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.

NOTE: Public footpath HOL/109/10 must not be interfered with or obstructed, prior to, during or after development works. The Council's public rights of way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston. Public rights of way is based at Civic Centre 1, Huddersfield HD1 2NF and the email address is publicrightsofway@kirklees.gov.uk

NOTE: This proposal involves works adjacent to the public highway. It is an OFFENCE to carry out any works that may affect the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consent or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are obtained from the Council.

Plans and Specifications Schedule:-

Plan Type	Reference	Version	Date Received
Existing plans	24117- 0101- P01	-	19/03/2025
Proposed amended plans	24117 - 0301 - R03	2	05/08/2025
Cross section plan	24117 - 0502 - P01	-	05/08/2025
Climate change statement	-	-	19/03/2025
Application form	-	-	19/03/2025

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. The agent requested that the outbuilding and parking area were included in this application. Amended plans were sent which included this and the application was readvertised. The Council's Highways Structures team also requested additional information which the agent provided.

Report Dated: 12th August 2025

