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:	**2025/62/90783/W**
Site Address:	The Bungalow, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX
Description:	Loft conversion including increase in the pitch of the roof and associated alterations
Recommending Officer:	Joanna Rednall

DECISION – Full Conditional Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 20-May-2025

The Site

The existing dwelling is a single storey bungalow situated to the south of Chapelgate set back from the roadside by its own driveway and front garden. The dwelling benefits from an integral garage to the side and a larger lawned garden to the rear. The bungalow is situated at the end of a row of five two-storey detached properties and is bounded by Green Belt to the east and south. However, the application site itself is not within the Green Belt. Directly opposite the dwelling is a row of terraced houses.

The site is not located within a Conservation Area and has not had its permitted development rights removed.

The Proposal

The application is seeking planning permission for loft conversion including increase in the pitch of the roof and associated alterations.

The proposed loft conversion would extend the height of the existing roof by approximately 2.4 metres upwards to a total height of 7.4 metres. One dormer is proposed to the east-facing (side elevation), measuring approximately 1.7 metres in width, 2.7 metres in height and 3.2 metres in depth.

Two rooflights are proposed to each side elevation (east and west facing).

The submitted information sets out the walls would be finished in natural stone to front gable elevation and artificial stone to the rear gable elevation, and the roof would be covered in hardrow roof slates. The cheeks and gable of the dormer would be finished in vertical cladding.

History of Negotiations

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

Planning History

There is no planning history for the site which is considered relevant to the current proposal.

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 May 2025

No representations were received as a result of the publicity.

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

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 12th 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 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter16 – Conserving and enhancing the historic environment

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
2. Impact upon visual amenity
3. Impact upon residential amenity

4. Impact upon highway safety
5. Other matters
6. Representations
7. 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 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".

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

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), in this case Settled Slopes of the Holme Valley (LCA8).

Key landscape characteristic of the area are

- Strong rural setting and agricultural character with pastoral farmland on the rising valley slopes.
- There is a strong connection to the surrounding rural landscape from long distance and panoramic views over the wooded valley floor to the opposing valley sides as well as glimpsed views of the rural backdrop through gaps between the built form, especially within Totties and Scholes.
- Stone walls and hedgerows form field boundaries and line single lane roads.
- Short sections of the Kirklees Way, the Barnsley Boundary Walk and the Holme Valley Circular Walk cross the area. A short section of National Cycle Route no. 627 also crosses the north-east of the area.

Key built characteristic of the area are

- Older settlements are characterised by their agricultural and industrial past and there are isolated farmsteads on the valley slopes.
- Scholes and Wooldale are the largest of the settlements and contain some services and older and more modern development.
- Vernacular building materials include millstone grit walls with grey slate roofs.

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.

<u>Roof extension</u>

Paragraphs 5.31 and 5.32 of the SPD relates specifically to bungalow extensions and provides the following guidance:

> *5.31 Careful consideration should be given to two storey and first floor extensions to bungalows. These can cause a negative impact on the street scene and character of the area through changing the height, rhythm or form of a roof in relation to the rest of the street scene.*

5.32 Increasing the height of the property by amending the roof pitch or eaves height will significantly affect the character and proportions of the building and will impact on the surrounding street scene and is usually unacceptable where the roof pitches and heights in the street scene are consistent."

The bungalow is located at the end of a row of detached two-storey homes, across from a group of terraced houses. When officers visited the site, they noted that this is the only single-storey property in the immediate area. The proposed plans involve raising the roof by 2.4 metres, bringing the total height to 7.4 metres, while keeping the original roof shape. It is considered that this height increase will still look balanced with the existing house and would not appear an over-dominant addition to the original dwelling. The plans also specify using Hardrow roof slates to match the existing roof, with the new gable being finished in artificial stone at the rear and natural stone at the front. These materials are in line with the original house and will blend well with the surrounding area, having a minimal impact on both the street scene and the original house itself.

Dormer

Paragraphs 5.24, 5.25, 5.26 and 5.27 of the Council's SPD relates specifically to dormer extensions. Paragraph 5.27 sets out the following guidelines:

5.27 Dormer windows should:

- *relate to the appearance of the house and existing roof;*
- *be designed in style and materials similar to the appearance of the existing house and roof;*
- *not dominate the roof or project above the ridge of the house;*
- *be set below the ridgeline of the existing roof and within the roof plane; and*
- *be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.*

One dormer is proposed to the side/east facing roof slope measuring approximately 1.7 metres in width, 2.7 metres in height and 3.2 metres in depth. The dormer is constructed using vertical cladding to the dormer cheeks and gable, and the roof is finished in slates to match the host property.

The dormer's discreet placement on the side of the dwelling ensures it will not appear obtrusive or out of place within the street scene. It meets the criteria outlined in paragraph 5.27, being positioned below the ridge and above the eaves, and is appropriately scaled to complement the host property. Its modest size prevents it from dominating the roof slope or disrupting the overall balance

of the dwelling. As such, it is considered that the dormer will blend seamlessly with the existing roof and maintain a harmonious, subordinate appearance.

Although dormers are not commonly found in the area around The Bungalow, the small scale and unobtrusive placement of this dormer make it a subtle addition that doesn't dominate or appear an alien addition within the street scene. For these reasons, it is considered to have an acceptable visual impact on the street scene.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, 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 designs 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."*

The properties potentially affected by the proposed development are those which directly neighbour the site, these being:

65, Chapelgate

This neighbouring dwelling is located west of the application site and is located at a higher ground level and is two-storeys in height.

The dormer is located on the east-facing elevation, meaning it would not directly overlook the neighbouring property. A single rooflight is proposed on the west-facing elevation, but this is not considered to offer significant views into the neighbouring property that could adversely affect the privacy of its occupiers. The rooflight would face upwards towards the blank two-storey elevation of No. 65, and is not considered to conflict with the existing single-storey opening in the rear side elevation of No. 65. Given these considerations, the proposal is considered to have an acceptable impact in terms of overlooking and privacy, with no negative effects anticipated on the amenity of this neighbouring property.

In terms of overshadowing and potential loss of light, the proposal is considered to have an acceptable impact on the neighbouring property, No. 65. The modest increase in the roof height, when considered alongside the difference in land levels between the two properties, means that any additional shading or reduction in natural light would not be significant. The existing dwelling is single-storey and No.65 is two-storeys in height, further helping to mitigate any potential overshadowing effects.

Additionally, the difference in height and land levels is such that it will prevent any noticeable overbearing impact on No. 65. The overall scale of the extension is in proportion to the original dwelling and is unlikely to have an adverse effect on the residential amenity of No. 65.

Taking all these factors into consideration, it is concluded that the proposed development will have an acceptable impact on the amenity of the occupiers of No. 65, with no significant overshadowing, loss of light, or overbearing effects anticipated.

The nearest residential property to the proposed dormer is 1 White Wells, located approximately 60+ meters from The Bungalow. Given this considerable distance, the development would not result in any significant overlooking or adversely affect the privacy of this property. The separation between the two

dwellings is sufficient to ensure that there will be no substantial harm to the privacy of the occupiers of 1 White Wells.

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, 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 does not include an increase in the number of bedrooms, with the property maintaining its existing three-bedrooms. As a result, the number of occupants is expected to remain unchanged. Given this, there is no anticipated increase in the demand for parking. The Bungalow benefits from a spacious driveway at the front of the property, which is shown to be retained in the development plans. This ample parking provision is considered more than adequate to accommodate the needs of the current household, ensuring that the development will not lead to an increased reliance on on-street parking. Therefore, the proposed parking arrangements are considered appropriate and sufficient for the scale of the development. 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:

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:

Officer Recommendation:

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, Policies 1, 2, 12 & 13 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays
08.00 and 13.00hours, Saturdays
With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	008	-	28/03/2025

Plan Type	Reference	Version	Date Received
Block Plan	009	-	28/03/2025
Existing Elevations	001	-	24/03/2025
Existing Elevations	002	-	24/03/2025
Existing Ground Floor Plan	006	-	24/03/2025
Proposed Elevations	004	A	24/03/2025
Proposed Elevations	003	-	24/03/2025
Proposed First Floor Plan	007	A	24/03/2025
Application Form	-	-	24/03/2025
Climate Change Statement	-	-	27/03/2025

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: 19/05/2025

Low coal