

**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:	2025/62/90803/W
Site Address:	27, Cop Hill View, Meltham, Holmfirth, HD9 5AL
Description:	Erection of single storey rear and first floor front extensions
Recommending Officer:	Joshua Merriman

DECISION – Full Conditional Permission

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

Kirsty Nicholls

AUTHORISED OFFICER

Date: 30-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90803
Location	27, Cop Hill View, Meltham, Holmfirth, HD9 5AL.
Proposal	Erection of single storey rear and first floor front extensions.
Publicity end date	03/05/2025
Number of representations received	0
Kirklees Local Plan Allocation/Designation	The application site is located within a bat alert layer and twite buffer.
Extension to Time (EoT)	No
Recommendation	Conditional Full Permission

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

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed places
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- NPPF Chapter 15 – Conserving and enhancing the natural environment

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity and Geodiversity
- **LP 51** – Protection and improvement of air quality

Supplementary Planning Document ‘House Extensions and Alterations’ (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Meltham Town Council have expressed their support of the application.
Planning History	Yes	2014/90722 – Outline application for residential development – Section 106 Outline Permission. 2014/93959 – Reserved matters application for erection of 88 dwellings pursuant to outline permission 2014/90722 – Approval of Reserved Matters. 2015/92053 - Discharge of conditions 5 (site investigation report), 6 (remediation strategy), 8 (validation report), 9 (noise), 11 (drainage), 12 (highways), 13 (layout), and 16,18 and 19 (drainage) of planning permission ref: 2014/90722 for outline application for residential development – Discharge of Conditions Split Decision. 2015/93169 - Discharge of conditions 2 (materials) 3 (drainage) and 9 (PROW) on planning permission 2014/93959 for reserved matters application for erection of 88 dwellings pursuant to outline permission 2014/90722 – Discharge of Conditions Approved.

		2016/91815 - Discharge condition 8 (ventilation) on previous permission 2014/93959 for reserved matters application for erection of 88 dwellings pursuant to outline permission 2014/90722 – Discharge of Conditions Approved. 2016/93229 - Discharge condition 14 (highways) on previous permission 2014/90722 for outline application for residential development – Discharge of Conditions Approved.
Consultations required	No	

Assessment

The application seeks planning permission for the erection of single storey rear and first floor extensions.

The proposed rear extension would project 3.18m from the rear elevation of the existing building, with a maximum height of 1.55m, eaves height of 1.23m, and a width of 2.83m.

The proposed front extension would be aligned with the frontmost elevation of the existing building, with a maximum height of 3.57m, eaves height of 2.64m, and a width of 1.6m.

The Kirklees SPD sets out that front extensions and single storey rear extensions should comply with certain parameters set out at paragraph 5.1, 5.14, and 5.6 on pages 23, 24, and 27 (and listed below) and if they do not, they need to be justified:

Front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
--	----------------------------	----------------------------

The house is set well back from the pavement or is well screened	The property is well set back from the pavement.	
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 extension is subservient to the original building, not projecting beyond the front elevation of the existing building and is well-designed as not to harm the character of the original house or surrounding area. Whilst proposed to the first floor and therefore not usually considered acceptable to the front, this will be positioned to complement the existing front gable projection and will not dominate the façade	
The materials and design match the existing features of the original house	All materials will either match the existing building or appear sympathetic to the host property.	
The extension would not unreasonably affect the neighbouring properties	Due to the limited scale of the extension, it is not considered to unreasonably affect neighbouring properties.	
Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least 50% of the current back garden will be retained.	

Be set behind the original building, and not projecting beyond the sides	The extension will be completely set behind the original building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden at the South East of the application property.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The rear extension is subservient to the original building and will be faced in matching, or sympathetic, materials.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	At least half of the total area around the original house will remain.	
not exceed 4 metres in height	The maximum height of the proposal is 1.55m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraced houses or by 4	The projection of the extension is 3.18m, not exceeding 4m.	

metres for detached properties		
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The eaves height of the extension is 1.23m, not exceeding 2.5m.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		A gap of only 0.87m is retained to the Northern property boundary, however, this is not considered to have adverse impacts on neighbouring properties, therefore, can be considered acceptable in this case due to the existing relationship between the properties.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 27, Cop Hill View, Meltham, Holmfirth, a two-storey detached dwelling faced in art stone, with a concrete tiled roof, and uPVC windows and doors. The application dwelling lies in a uniform street scene, being surrounded by properties of a similar size, scale, appearance, and age, all of which were erected as a result of previous permission 2014/90722. Furthermore, the application property benefits from amenity space and a hard-standing parking area to the front, as well as garden space to the rear.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
--	---	-------------------------	----------------------------

Impact on the Local character and street scene	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	As the extensions are subservient to the original building and are to be faced in matching or sympathetic materials, it is considered that there will be no significant impact on the local character and street scene.	✓
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	Due to the subservience of the proposals and use of sympathetic materials, it is considered that there will be no significant impact on the original house.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	The extensions are subservient to the original house in terms of height, scale, and massing.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	The rear extension is to be faced in art stone to match the existing building, with uPVC windows and doors to also match. However, the front extension is to be faced in Grey Composite Cladding which is considered to be sympathetic to the original building and thus can be accepted.	✓
Roof style	• KDP 1 and 2 of the SPD	The front extension is to have a pitched, concrete tiled roof to match that of the existing building.	✓

	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Alternatively, the rear extension will use a flat single ply membrane roof. Whilst flat roof extensions are not considered to be of high quality design, it will be of a modern design and will not visually detract from the character of the property and is acceptable in this instance.	
Window proportions	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	All windows proposed in the application are proportionate to those in the existing building with regard to size and positioning.	✓
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension – no alternate access arrangements required.	✓

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity:

The main properties affected are:

- 23, Cop Hill View, Meltham, Holmfirth, HD9 5AL – Neighbouring property to the South West.
- 25, Cop Hill View, Meltham, Holmfirth, HD9 5AL – Neighbouring property to the South East.
- 29, Cop Hill View, Meltham, Holmfirth, HD9 5AL – Neighbouring property to the North West.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	As the only window/door proposed in the side elevation of either extension faces an outbuilding on the application site, it is considered that there will be no significant impact on the privacy of neighbours.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	Due to the limited scale of the extensions and distance between the application site and neighbouring dwellings, it is considered that there will be no significant impact on light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	• KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As aforementioned, due to the scale of the proposals and proximity to neighbouring dwellings it is considered that there will be no significant impact on neighbouring dwellings with regard to overbearing or overshadowing.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF	At least 50% of the current garden space is set to remain at the application site, which is considered to be an acceptable amount.	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	As the proposals are well set back from the nearest highway it is considered that there will be no significant impact on highway safety.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	As the number of bedrooms in the dwelling will not increase as a result of the proposal, and the hard-standing parking area will not be significantly reduced in size, it is considered that the current parking provision at the dwelling can remain.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Although nothing specific is detailed within the submitted plans, there will be adequate space on site for waste storage.	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	While the site is within a bat alert layer and twice buffer, the nature of the proposal is not considered to have significant impacts to roosting/nesting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts the applicant of their private responsibilities if any signs of bats or twites or potential to disturb those protected species are found.	
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change	✓

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

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The side elevations and roof of the proposed front extension hereby approved shall be faced in materials to match the existing building, with the front elevation faced in grey composite cladding.

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

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If twites 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	-	-	04/04/2025
Proposed Site/Block Layout	-	-	04/04/2025
Grouped Plans and Elevations	(01) - Existing	-	04/04/2025

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	(05) – Proposed	-	04/04/2025
Application Form	-	-	04/04/2025
Climate Change Statement	-	-	04/04/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 21/05/2025