

**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:	2025/62/90828/W
Site Address:	15, Brownroyd Road, Honley, Holmfirth, HD9 6HN
Description:	Erection of single storey rear extension and alterations to openings and SVP
Recommending Officer:	Joshua Merriman

DECISION – CONDITIONAL FULL PERMISSION

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

Emma Thompson

AUTHORISED OFFICER

Date: 28-May-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2925/90828
Location	15, Brownroyd Road, Honley, Holmfirth, HD9 6HN.
Proposal	Erection of single storey rear extension and alterations to openings and SVP.
Publicity end date	03/05/2025
Number of representations received	1
Kirklees Local Plan Allocation/Designation	The application site is unallocated but within a twice 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

Holme Valley Neighbourhood Development Plan (2021):

- 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 located within Landscape Character Area 6 (Honley Village Centre) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are below:

- Wooded valleys associated with Mag Brook and Magdale.
- Glimpsed views of a wider rural backdrop are often framed by built form. The sloping topography creates a strong connection between the centre of Honley and the wider agricultural setting with strong visual links up to Oldfield. The area affords long distance views to Castle Hill.
- Stone wall field boundary treatments
- A network of Public Rights of Way (PRoW) follows the routes of local lanes or field boundaries with some giving access to Mag Brook and Honley Wood Bottom.

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Holme Valley Parish Council have been consulted regarding the application but have offered no comment, deferring to Kirklees officers.

Planning History	Yes	96/90216 – Erection of sun room extension – Conditional Full Permission.
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of single storey rear extension and alterations to openings and SVP.

The proposed rear extension would project 1.48m from the rear elevation of the existing building, with a maximum height of 2.89m, eaves height of 1.31m, and a width of 3.5m.

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

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	The application property will retain almost all of its current garden space, which is over 50%.	
Be set behind the original building, and not projecting beyond the sides	The extension is set completely 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 North West of the dwelling will be retained.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The proposal is subservient to the original building and will be constructed using only materials that either match or are sympathetic to the original building.	
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 extension is 2.89m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties	The projection of the proposal is 1.48m from the rear elevation of the existing building, not exceeding the 4m allocation 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 1.31m, not exceeding 2.5m.	
retain a gap of at least 1 metre from a property	A gap of at least 1m is retained to all property	

boundary, such as a wall, fence or hedge	boundaries surrounding the extension.	
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Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 15, Brownroyd Road, Honley, Holmfirth, HD9 6HN, a two-storey detached property faced in stone, with a concrete tiled gable roof, and white uPVC windows and doors. The application property lies in a relatively uniform street scene, being located in a row of properties with a similar size, scale, character, age, and appearance. Furthermore, the application dwelling benefits from amenity space to the front, a hard-standing parking area to the side, and 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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	As the extension is subservient to the existing building, located to the rear, and is to be faced in matching materials, it is considered that there will be no significant impact on the local character and street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	The proposal is subservient to the existing building and to be constructed using materials to match the original house, therefore, it is considered that there will be no significant impact on the original house.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD 	The extension is subservient to the host property with regard to	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	height, scale, and massing.	
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	The proposal is to be faced in stone wall, with white uPVC windows and doors all to match the existing building. Despite this, the PPC black aluminium sliding doors do not match the existing building, however, as these are located to the rear of the dwelling and considered to be somewhat sympathetic to the host property, they can be considered acceptable.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	A concrete tiled roof is proposed to match that of the existing building.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The windows proposed, in the rear extension and to the front elevation, are proportionate to those existing in the dwelling in terms of size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD 	Private domestic extension – no alternate	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (f) • Chapter 12 of the NPPF 	access arrangements required.	
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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:

- 13, Brownroyd Road, Honley, Holmfirth, HD9 6HN – Neighbouring property to the South East.
- 17, Brownroyd Road, Honley, Holmfirth, HD9 6HN – 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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	As there are no windows proposed in the side elevation of the rear extension, the sliding doors to the rear do not look onto neighbouring residential land, and the windows proposed to the front are an adequate distance away from neighbouring dwellings, it is considered that there will be no significant impact on privacy of neighbours.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Due to the limited scale of the extension, it is considered that there will be no significant impact on light and outlook of neighbours.	✓

Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As aforementioned, due to the limited scale of the proposal and its location away from property boundaries, 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	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	The application property will retain over 50% of its current garden space, 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	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	As the extension is proposed to the rear of the application dwelling, and not visible from the closest highway it is considered that there will be no significant impact on highway safety.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD 	The number of bedrooms in the dwelling will not increase as a result of	✓

	<ul style="list-style-type: none"> • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	the proposal, and the hard-standing parking area to the side will not be reduced in size, therefore, the current parking provision is acceptable to remain.	
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Although nothing specific is detailed within the submitted plans, waste storage and collection is likely to be as existing.	✓

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	While the site is within a twice buffer layer, the nature of the proposal is not considered to have significant impacts to roosting 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 twites or potential to disturb those protected species are found.	
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • 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 Statement has been submitted with this application.	✓
Drainage and Flood Risk	<ul style="list-style-type: none"> • KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP 	The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
Holme Valley Parish Council have been consulted regarding the	Noted.	✓

Plan Type	Reference	Version	Date Received
Location Plan	PL001	-	03/04/2025
Grouped Plans and Elevations	PL002 – Existing	-	03/04/2025
Grouped Plans and Elevations	PL003 – Proposed	-	03/04/2025
Application Forms	-	-	03/04/2025
CCS	-	-	03/04/2025

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: 16/05/2025