

**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:	2025/62/90900/W
Site Address:	11, Hollin Brigg Lane, Holmbridge, Holmfirth, HD9 2PG
Description:	Formation of roof terrace over attached garage
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: 25-Jun-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/90900
Location	11, Hollin Brigg Lane, Holmbridge, Holmfirth, HD9 2PG
Proposal	Formation of roof terrace over attached garage.
Publicity end date	16 th May 2025
Number of representations received	None received
Kirklees Local Plan Allocation/Designation	Unallocated
Extension to Time (EoT)	Yes – 25 th June 2025
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	✓	

If 'No' to all above, proceed with a fast track report

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

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 51** – Protection and improvement of air quality

Holme Valley Neighbourhood Development Plan (HVNDP):

- 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.

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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	Yes	The agent was contacted and it was suggested that consideration be given to constructing the balustrade from obscure glazing to be in keeping with that of the neighbour's terrace. Amended plans were submitted and these will be assessed in the following report.
Parish/Town Council comments sought	Yes	Holme Valley Parish Council – No comment
Planning History	Yes	No planning history at the site however adjacent property No.13 Hollin Brigg Lane had a similar application recently approved: 2023/93442 - Partial demolition, erection of single storey front and side extension with roof terrace above and external alterations – Conditional Full Permission.
Consultations required	No	

Assessment

Permission is sought for the formation of roof terrace over attached garage.

Roof terrace

The roof terrace would be located above the attached garage (now used as living accommodation) to the south elevation of the property. It would be accessed via an existing door from the first floor landing which currently opens onto the roof of the attached garage.

The measurements of the roof terrace are as follows:

- ~8 metres in length
- ~2.55 metres in width

Construction materials will include glazed balustrading with metal separations to the south, west and east facing elevations. Stone coping to the parapet walling and a new stone infill to match the existing profile, colour and finish. The external door and side light will be obscurely glazed.

The Kirklees SPD sets out that balconies / terraces should comply with certain parameters set out at paragraph 5.5 and if they do not, they need to be justified:

Balconies and roof terraces should be:		
Positioned, and screened if required, so that they do not overlook neighbouring homes or gardens.	<p>A privacy screen is not considered necessary in this instance due to the significant change in land levels to the rear with the neighbouring property situated at a significantly higher ground level and benefiting from extensive boundary treatment in the form of a mature hedge. With regard to the neighbouring property to the side – the host property is set lower than the terrace at this property.</p> <p>It is noted that the existing door in place already is likely to constitute permitted development and the roof could be accessed in any case without restriction to its use by occupants of the dwelling.</p> <p>The proposal would offer an improved level of screening.</p>	
Sited away from locations that are sensitive to additional noise levels or disruptions	The site is separated from the neighbour at no. 13 by the detached garage and would maintain a separation distance to this property of ~8.5m. Additional noise is not considered to be significantly greater than that associated with the existing dwelling.	

Design and Visual Amenity:

One 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.

Key built characteristics of the area are:

- Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area's former textile industry.

- Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads.
- Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre.
- Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage.
- There are mixed areas of historic and more recent residential and commercial developments.

Summary of local street scene/character:

11, Hollin Brigg Lane is a semidetached two storey dwelling located in the area of Holmbridge. The property is constructed from stone to the front elevation and red brick to the side and rear. It benefits from an attached single storey side extension which is now used as living accommodation, a detached garage with a driveway to the front.

The area's topography slopes generally down from the south to the north with the property elevated above the highway.

The area hosts a variety of dwellings, including bungalows, terraces and semi-detached properties. Properties including No. 13, 15 and No. 17 Hollin Brigg Lane host a roof terrace on the first floor.

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 • Policy 1 & 2 of the HVNDP • Chapter 12 NPPF 	The terrace will have a lightweight glazed balustrade in an area where there are other roof terraces. This will be of a similar design to the roof terraces at No. 13, 15 and 17 and therefore will not appear out of place.	✓

Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Clear balustrade on terrace would complement existing dwelling and be of similar appearance to surrounding dwellings. Acceptable in the context of the wider area.	✓
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	The roof terrace would be situated on the footprint of the single storey element of the property and therefore would not appear out of scale.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Clear balustrade, stone coping to parapet and glazed door and side light 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 • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Located on the existing flat roof.	✓
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 • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Replacement external door and side light considered subservient to original dwelling.	✓

Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF 	Private domestic extension – no alterations to access the main dwelling.	✓
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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:

- 6 Acre Lane – property located to the rear (east) – this property is situated on a significantly higher land level than the host property and there is extensive boundary treatment in the form of a mature hedge which will provide natural screening. The terrace will also maintain a separation distance of ~13m to this property. Therefore it is considered that there would be no significant overbearing/overshadowing or privacy impacts as a result of the development.
- 13, Hollin Brigg Lane – property located to the south – impact to this property will be assessed below.

	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) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	The host property is set lower than the terrace at No.13 and the existing door would constitute permitted development meaning the roof could be accessed and used in any case. The proposal would offer an improved level of screening in the form of the obscurely glazed door which will be conditioned upon any grant of approval.	✓
Impact on light and outlook of neighbours (to	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD 	The terrace would be embedded within the roof plane and have a glazed	✓

sides, rear and front)	<ul style="list-style-type: none"> • Policy LP24 Design (b) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	balustrade – given that No.13 is situated on a higher ground level it is not considered to lead to undue harm on overshadowing or overbearing.	
Remaining garden space of application property	<ul style="list-style-type: none"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Policy 2 of the HVNDP • Chapter 12 of the NPPF 	The proposal would be located on the existing flat roof side element and would not project into any amenity space – acceptable level of garden space retained.	✓

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: Are the following acceptable?

	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 	N/A	N/A
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	No addition bedrooms proposed and parking unaffected.	✓
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 	None shown on plan however sufficient space available within red line boundary.	✓

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 	N/A	N/A
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Policy 13 of the HVNDP • Chapter 15 of the NPPF 	Within bat alert layer however roof being of a flat roof design and well sealed is unlikely to host bats. A note would be added to the decision notice informing applicant of measures to undertake should bats be found during the development phase.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Policy 12 of the HVNDP • 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.	
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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
None received		N/A

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: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number: 2025/90900

Officer Recommendation: Approve

Conditions and Reasons

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, Policies 1,2, 12 and 13 of the Holme Valley Neighbourhood Development 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 new external door and side light hereby approved shall be obscure glazing or a permanently affixed film which achieves a minimum privacy rating Grade 4 shall be applied to the glazing as shown on the approved plan reference 250324-A-A210 Rev. The development shall not be brought into use until the obscure glazing or a permanently affixed film has been completed. Thereafter, the obscure glazing or a permanently affixed film shall be retained.

Reason: In the interests of residential amenity and in accordance with Policy LP24(b) of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan Key Design Principle 3 of 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 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 and block plan	250324-A-A001	Rev B	31/03/2025
Existing floor plans	250324-A-A010	Rev B	31/03/2025
Existing elevations	250324-A-A200	Rev B	31/03/2025
Proposed floor plans	250324-A-A120	Rev C	10/06/2025
Proposed elevations	250324-A-A210	Rev C	10/06/2025
Climate change statement	-	-	31/03/2025
Application form	-	-	31/03/2025

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 2025 and otherwise actively engaged with the applicant in dealing with the application. The agent was contacted with regards to amended plans which showed the terrace to have timber balustrades. Amended plans demonstrating glazing balustrades were subsequently submitted.

Report Dated: 17th June 2025