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:	**2025/62/90902/W**
Site Address:	Lyndise, Little Lane, Wooldale, Holmfirth, HD9 1QF
Description:	Erection of extensions and raising roof (within a Conservation Area) and associated works
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.

John Holmes

AUTHORISED OFFICER

Date: 30-Jun-2025

Officer Report – 2025/90902

Site Description

The application site refers to Lyndise, Little Lane, Wooldale, Holmfirth, HD9 1QF, a detached bungalow faced in red brick, with a pitched, tiled gable roof, and uPVC windows and doors. The application dwelling lies in a relatively varied street scene being surrounded by houses of differing appearances, and characters, despite their similar size, scale, and age. Furthermore, the dwelling benefits from an area of amenity space to the side and rear.

Description of Proposal

The Scheme

The applicant is seeking permission for the erection of extensions and raising roof (within a Conservation Area) and associated works.

A single storey side extension and front porch extension as well as raising the eaves and ridge constitutes the development proposal.

The proposed single storey side extension would project 4.99m from the side elevation of the original building, with a maximum height of 6.9m, eaves height of 3.6m, and a depth of 9.03m. The eaves of the dwelling and ridge height would also be 3.6m and 6.9m (when measured from the western elevation).

The proposed front porch would project 1.93m from the front elevation of the original dwelling, with a maximum height of 3.88m, eaves height of 2.55m, and a width of 3.22m.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement
- Conservation/Heritage Assessment

History of Negotiations / Amendments Received

No amendments have been requested by Officers.

Relevant Planning History

The following planning history at the adjacent site is considered of relevance:

2020/91246 - Erection of two storey extension to side and single storey extension to front, detached garage with home office above and demolition of

existing conservatory (within a Conservation Area) – Approved 30 September 2020.

In the consideration of the above application the Conservation Officer stated the following:

> *Cardene is a detached red brick house located just within the boundary of the Wooldale Conservation Area and historic maps indicate that it was constructed in the mid-20th century. Given its age, lack of historic significance within the conservation area, and no architectural interest, I would not consider the building to contribute to the character of the conservation area.*

This is taken into account in the assessment of this application, including the fact this permission permitted the use of render.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015).

The application has been publicised as affecting the setting of a conservation area, on the Council's website, by site notice and by press advertisement. The expiry date of the publicity period was the 27/06/2025.

It was considered necessary to add 'and associated works' to the description of the development although it is not considered this has required further publicity and the description as advertised has adequately reflected the development proposal.

Letters of Comment

- Holme Valley Parish Council were consulted regarding the application but confirmed they have no comments, deferring to Kirklees Officers.

Allocation and Policy

The site is allocated in the Wooldale Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located within a designated Strategic Green Infrastructure Network zone and a bat alert layer.

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway and Access

- LP22 Parking
- LP24 Design
- LP30 Biodiversity and Geodiversity
- LP31 Strategic Green Infrastructure Network
- LP35 Historic Environment
- LP51 Protection and Improvement of Local Air Quality
- LP52 Protection and Improvement of Environmental Quality

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies within the plan relevant to the consideration of this application are listed as follows:-

- 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 8 (Settled Slopes of the Holme Valley) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are listed below:

- 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.
- 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.

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, 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.

- Chapter2 Achieving sustainable development
- Chapter12 Achieving well-designed places
- Chapter14 Meeting the challenge of climate change, flooding and coastal change
- Chapter15 Conserving and enhancing the natural environment
- Chapter16 Conserving and enhancing the historic environment

Supplementary Planning Documents / guidance

- Kirklees Highway Design Guide (adopted November 2019)
- House Extensions & Alterations SPD (adopted June 2021)
- Holme Valley Neighbourhood Development Plan – 2021

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- The Planning and Compulsory Purchase Act 2004.
- The Conservation of Habitats and Species Regulations 2017

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

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to

the desirability of preserving or enhancing the character of appearance of Conservation Areas.

Assessment

1 – Principle of Development

Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

The site is located within the Wooldale Conservation Area on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan 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 KLP 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”.

The site is located within the Wooldale Conservation Area; therefore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 needs to be considered, which requires Local Planning Authorities to pay special attention in order to preserve or enhance the character and setting of buildings or land within a Conservation Area.

LP35 states that:

‘Development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be

demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm'.

Paragraph 5.14 of the Council's House Extensions and Alterations SPD states that front extensions will not normally be permitted unless:

- *The house is set well back from the pavement or is well screened; and*
- *The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area; and*
- *The materials and design match the existing features of the original house; and*
- *The extension would not unreasonably affect the neighbouring properties.*

Paragraph 5.16 of the House Extensions and Alterations SPD goes on to say that side extensions should maintain the quality of the environment for neighbours by:

- *Ensuring reasonable levels of natural light to the habitable rooms in neighbouring properties; and*
- *Positioning windows to minimise or avoid any potential overlook into neighbouring gardens.*

Paragraph 5.17 continues on to state that single storey side extensions should:

- *not extend more than two thirds of the width of the original house;*
- *not exceed a height of 4 metres; and*
- *be set back at least 500mm from the original building line to allow for a visual break.*

Finally, Paragraphs 5.24 and 5.25 of the House Extensions and Alterations SPD states that:

"Roofs are a prominent and visible element of the street scene. Unsympathetic roof extensions can have a significant effect on the visual appearance of both the individual building and street scene. Poorly designed roof extensions can make a building appear top-heavy, cluttered and asymmetrical."

"The design of roof extensions should reflect the character of the area, the surrounding buildings and the age, appearance and materials of the existing house."

On the basis the development has an acceptable impact upon visual amenity, the Conservation Area, residential amenity and access / highway safety considerations, as well as all other relevant considerations, the principle of development is considered to be acceptable in this case.

2 – Impact on character and appearance of the area (including impact upon historic environment):

Visual Amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'.*

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.

The recommendations of Paragraphs 5.14, 5.17, 5.24, and 5.25 of the House Extensions and Alterations SPD are set out in the 'Principle' section of this report.

Section 72 of the Planning (Listed Building & Conservation Areas) Act (1990) is relevant, as is policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Policy LP35 states that: *"development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm."*

The proposed front porch would be set well back from the pavement, as the dwelling is set well back from the closest highway, as well as being small and subservient to the original building as not to harm the character of the original house or local area. Furthermore, the materials used are considered to be

sympathetic to the original building, consisting of a blue slate roof to match the host dwelling and an oak frame.

As for the single storey side extension, it will not extend more than two thirds of the width of the original house. Despite this, the proposal will exceed a height of 4m, however, this will match the eaves and total height of the dwelling which is considered acceptable with regard to visual amenity. Furthermore, the side extension will not be set back from the front elevation of the existing house, however, similar to the height of the proposal, the extension will lie flush, and this is also considered acceptable with regard to visual amenity due to the nature of the house and surrounding properties.

Finally, the roof extension is considered to be sympathetic and well-designed, using a pitched gable design and blue slate to achieve a sympathetic look. Moreover, with the application property being located in a relatively varied street scene, it is considered that the design of the roof extension reflects the character of the area, surrounding buildings, as well as age and appearance of surrounding households.

It is considered that the proposed development is not considered to lead to harm and would preserve the setting of the Conservation Area subject to conditions requiring the materials of construction to be natural stone to the north, east and west elevations. Use blue slates to the roof including those of the existing roof and that the render is of a stone or off white colour finish.

This conclusion is drawn on the basis of the design and impact of the existing dwelling, fact it is intended to utilise the existing roof materials and introduce stone materials and whilst an oak canopy would be introduced, this would be open sided, with matching roofing materials and on balance not have a harmful impact to the setting of the development when viewed in the context of the wider street scene.

The proposed development is therefore considered to comply with the aforementioned policies and legislation subject to condition relating to materials of construction.

3. Impact on Residential Amenity

Sections 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 recommendations of Paragraphs 5.14 and 5.16 of the House Extensions and Alterations SPD are set out in the 'Principle' section of this report.

Given the limited scale of the proposed front porch and adequate distance between the proposal and neighbouring dwellings, it is considered that there will be no adverse impact upon neighbouring properties.

With regard to the side and roof extensions, it is again considered that the application dwelling is located far enough away from neighbouring houses to have no significant impact on overbearing, overshadowing, or loss of light. Furthermore, due to the strategic placement of windows in the extensions, it is considered that there will be no significant overlooking facilitated and thus no great impact on the privacy of neighbouring occupiers.

This conclusion is drawn having cognisance of the fact the proposal would be 7m from the property to the east (Cardene). It is noted this property has been recently developed (application ref: 2020/91246) and the floor plans submitted as part of that application indicate that secondary habitable windows face the application site. As such it is considered that, when coupled with the size and scale of the development and nature of the proposal with new openings being roof lights or ground floor openings (which can be screened) the impact of the proposal would not be significant to Cardene.

In addition, taking account of the size / scale of the proposal and siting in relation to neighbouring occupiers it is considered the impact to other neighbouring properties would not be significant.

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, and Paragraphs 5.14 and 5.16 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12, and Paragraph 135, of the National Planning Policy Framework.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and 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.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

Although the proposed roof extension will cause the number of bedrooms at the dwelling to increase, the proposal would see some level of works at the site to excavate and create additional parking. Therefore, on balance, it is considered the impact of the proposal would not be significant taking account of additional parking which forms part of the proposal.

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. 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 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.

Considering the scale and nature of the proposed development, especially that it is for private use, 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 National Planning Policy Framework.

6. Other Matters

Impact upon Ecology

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. Whilst it is acknowledged that the site is located within an identified bat roosting area, the existing roof appears well sealed and in this case would likely not have the potential for providing a roost for bats. Therefore it is considered unlikely that the proposals would have a significant impact on the bat population.

An informative would be included making the applicant aware that if bats are discovered on site during the works, any development shall cease, and the applicant is advised to contact Natural England for advice on how to move forward. Subject to informative the proposal is considered to be acceptable in this regard.

7. Representations

Holme Valley Parish Council have been consulted regarding the application confirming they have no comments.

8. 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation **CONDITIONAL FULL PERMISSION**

Decision Authorisation: Delegated Powers

Application Number: 2025/90902
Officer Recommendation: Conditional Full Permission

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 and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework.

3. The external walls of the western, eastern and northern elevations of the extension and those used in associated works of the development herenby approved shall be natural stone which shall be retained thereafter.

   Reason: In the interests of visual amenity and to preserve the setting of the Conservation Area in accordance with Policies LP01, LP02, LP24 & LP35 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapters 12 & 16 of the National Planning Policy Framework.

4. The materials of construction used to all roofs of the development hereby approved shall use the materials of construction used in the construction of the roof of the existing building. Where additional roofing materials are required these shall match, in all respects, those used in the construction of the roof of the existing building. The materials of construction used to all roofs shall thereafter be retained.
   Reason: In the interests of visual amenity and to preserve the setting of the Conservation Area in accordance with Policies LP01, LP02, LP24 & LP35 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapters 12 & 16 of the National Planning Policy Framework.

5. The render to the southern elevation shall be either a stone or off white colour finish. The development hereby approved shall not be brought into use until the render to the southern elevation has been completed which shall be retained thereafter.
   Reason: In the interests of visual amenity and to preserve the setting of the Conservation Area in accordance with Policies LP01, LP02, LP24 & LP35 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapters 12 & 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	PP- 13907161v1	-	16/04/2025
Existing plans	25-02-02	-	16/04/2025
Proposed Site/Block Layout	25-02-06	-	16/04/2025
Grouped Plans and Elevations	25-02-05 – Proposed	-	16/04/2025
Application Forms	-	-	16/04/2025

Plan Type	Reference	Version	Date Received
Conservation/Heritage Assessment	-	-	16/04/2025
Climate change statement	-	-	16/04/2025

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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 27/06/2025