

**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:	2025/62/91043/W
Site Address:	33, Leyfield Bank, Wooldale, Holmfirth, HD9 1XU
Description:	Removal of existing garage and erection of single storey rear extension with associated alterations
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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 09-Jun-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91043
Location	33, Leyfield Bank, Wooldale, Holmfirth, HD9 1XU.
Proposal	Removal of existing garage and erection of single storey rear extension with associated alterations.
Publicity end date	31/05/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is allocated within a Strategic Green Infrastructure Network area.
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	✓	
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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 31** – Strategic Green Infrastructure Network
- **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 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.

The application site is located within Landscape Character Area 4 (of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are listed below:

- 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.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

	YES / NO	SUMMARY
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Negotiations/Amendments during course of application	Yes	The applicant submitted amended plans during the application process including a high-level obscured bathroom window to the rear elevation, which is considered to be acceptable.
Parish/Town Council comments sought	Yes	Holme Valley Parish Council have been consulted regarding the application, but have offered no comments.
Planning History	No	
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the removal of existing garage and erection of single storey rear extension with associated alterations.

The proposed single storey rear extension will align with the rear elevation of the existing building, with a maximum height of 4.38m, eaves height of 2.29m, and a width of 3.63m.

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	As the existing garage at the site is to be removed, and the garden space to the	

that at least half the garden area is retained	front and side of the dwelling will remain, there will be no significant net loss in the amount of garden space retained at the dwelling, with over 50% of the current garden space being retained.	
Be set behind the original building, and not projecting beyond the sides	The extension is completely set behind the existing building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden at the South West of the house will be retained.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The extension is subservient to the original building and is to be faced in matching 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 extension is 4.38m, exceeding 4m, however, the height of the extension is to

		match the existing building, and this is considered more favourable with regard to visual amenity, therefore, it can be considered acceptable in this case.
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 extension will not project any distance beyond the rear elevation of the existing dwelling.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The eaves height of the extension is 2.29m, 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 0.92m is maintained to the North West property boundary, however, this is not considered to have any significant impact upon neighbouring dwellings and can be accepted in this case.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 33, Leyfield Bank, Wooldale, Holmfirth, HD9 1XU, a two-storey detached property faced in brickwork, with a pitched concrete tiled roof, and uPVC windows and doors. The application dwelling lies in a relatively uniform street scene, being surrounded by properties of a similar appearance, character, and age. Furthermore, the application property benefits from garden space to the front and side, as well as a small area of amenity 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, is to be faced in materials to match the host property, and is not largely visible from the front of the house, 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 	Due to the subservience of the proposal and use of matching materials, 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 • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The extension is subservient to the original house with regard to height, scale, and massing.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD 	The proposal is to be faced in brickwork walls, with uPVC windows and doors, all of which match	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	the existing dwelling. Although a composite door is also proposed, this is not highly visible due to its position to the rear of the house and is therefore 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 	The roof is to be pitched concrete tiled 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 	All windows proposed in the extension are proportionate to those existing with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • 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:

- 32, Leyfield Bank, Wooldale, Holmfirth, HD9 1XU – Neighbouring property to the North West.

- 34, Leyfield Bank, Wooldale, Holmfirth, HD9 1XU – Neighbouring property to the South 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 	Due to the location of the extension to the rear of the property, the proposed windows being on the ground floor, and the orientation of the application dwelling in comparison to neighbouring properties, 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)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	Given the limited size and scale of the proposal and the adequate distance between the application property and neighbouring dwellings, 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 size and scale of the extension it is considered that there will be no significant impact on neighbouring properties 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 at least 50% of its current garden space, which is considered to be an acceptable amount.	✓
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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 located to the rear of the dwelling and is well set back from the closest highway, there will be no significant impact on highway safety.	✓
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 	Although the garage on the site will be removed, it does not have the necessary dimensions to enable an off-street parking space, therefore, there will be no loss of off-street parking on the application site as a result of the proposal, and the current parking provision is acceptable to remain as a result.	✓

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, there will be adequate space on site for waste storage.	✓
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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 	The application site is not located in an area of ecological interest.	✓
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	✓

Application Number: 2025/91043

Officer Recommendation: Conditional Full Permission

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, 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 and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan A4 1-1250	01	-	30/04/2025
Extg Plans & Elevs A2 1-100	03	-	30/04/2025
Extg Block Plan A4 1-500	02	-	30/04/2025
Prop Plans & Elevs A2 1-100	04d	-	08/05/2025
Prop Block Plan A4 1-500	05a	-	30/04/2025
Application Forms	-	-	30/04/2025
Climate Change Statement	-	-	30/04/2025

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. The applicant submitted amended plans during the application including a new obscure high-level window in the rear elevation of the bathroom, which was considered acceptable.

Report Dated: 31/05/2025