

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:	2025/62/91049/W
Site Address:	6, Highcroft, Upperthong, Holmfirth, HD9 3HE
Description:	Demolition of existing conservatory and erection of single storey rear extensions, garage conversion, creation of car port and associated external 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.

John Holmes

AUTHORISED OFFICER

Date: 09-Jun-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91049
Location	6, Highcroft, Upperthong, Holmfirth, HD9 3HE.
Proposal	Demolition of existing conservatory and erection of single storey rear extensions, garage conversion, creation of car port and associated external alterations.
Publicity end date	31/05/2025
Number of representations received	One – Holme Valley Parish Council confirm they haven't any comments to make
Kirklees Local Plan Allocation/Designation	The application site is located in a designated Strategic Green Infrastructure Network area as well as 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 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 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 lies within Landscape Character Area 4 (River Holme Settled Valley Floor) 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

Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Holme Valley Parish Council have been consulted confirming they have no comments.
Planning History	No	
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the demolition of existing conservatory and erection of single storey rear extensions, garage conversion, creation of car port and associated external alterations.

The proposed single storey rear extension will project 2.19m from the rear elevation of the existing dwelling, with a maximum height of 5.58m, eaves height of 3.35m, and a width of 7.32m.

The proposed car port to the side of the dwelling will project 5.33m from the side elevation of the original house, with a maximum height of 3.22m, eaves height of 2.89m, and a depth of 6.08m.

The Kirklees SPD sets out that single storey rear extensions and single storey side extensions should comply with certain parameters set out at paragraphs 5.1, 5.15, 5.16, 5.17, and 5.6 on pages 23, 24, and 28 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
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Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least half of the rear garden area will be retained at the application site.	
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 East 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 will be constructed using only materials to match the host property and is subservient to the original house.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	More than half of the total area around the original house will be retained.	
not exceed 4 metres in height		The maximum height of the rear extension is 5.58m, exceeding 4m, however, as it is located to the rear and

		not considered to have any adverse impact on neighbouring dwelling 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 rear extension will project 2.19m from the rear elevation of the host dwelling, not exceeding the 4m allocated for detached dwellings.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The extension does not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A gap of at least 1m is retained to all surrounding property boundaries.	
Side extensions	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Due to the side extension being used as a car port, it is not a solid extension, moreover, it is located far enough away from neighbouring properties to have no significant impact on the levels of natural light entering habitable rooms in neighbouring dwellings.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	There are no windows proposed in the car port, and the footfall of this area in the site will not be increased to a degree that would impact on neighbours' privacy.	

Single storey side extensions should:		
not extend more than two thirds of the width of the original house	The extension will not extend over two thirds of the width of the original house.	
not exceed a height of 4 metres	The maximum height of the car port is 3.22m, not exceeding 4m.	
be set back at least 500mm from the original building line to allow for a visual break	The car port is set back at least 500mm from the front elevation of the original house.	

The proposal would also see a number of alterations, these being as follows:

- Alterations to the existing roof slopes, which currently tie into one another. The proposal would see two gable roof design roof slopes and an area of flat roofs created between the gable roofs
- Creation of raised seating area to the north eastern corner of the rear amenity space.
- Hard surfacing including creation of a resin bond driveway.
- Amendments to windows and fenestration details including introduction of timber to the material palette of the dwelling.

Design and Visual Amenity:

The application site refers to 6, Highcroft, Upperthong, Holmfirth, HD9 3HE, a detached bungalow faced in stone and timber cladding, with a pitched slate roof, and timber windows and doors. The application property lies in a uniform street scene, with neighbouring properties being of a similar size, scale, character, age, and construction materials. Furthermore, the application dwelling benefits from garden space to the front and rear of the house, as well as a hard-standing parking area to the side of the dwelling.

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	Further comments	✓ / X / N/A
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	the Kirklees Local Plan and the NPPF		
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 host property and are to be constructed using materials considered to be sympathetic to the original house, 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	Given the subservience of the proposals and the use of sympathetic or matching 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	All of the proposed extensions are subservient to the original house with regard to 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 will be faced in stone and timber cladding, uPVC/aluminium windows will be used and zinc will be used for the car port. Timber cladding is also intended to be used to the building. Although not matching the existing building, these materials are	✓

		considered to be sympathetic to the host dwelling and surrounding area and can be considered acceptable in this case. A condition requiring the materials to be in accordance with those shown on the submitted plans is recommended to be included.	
Roof style	• KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Whilst a mix of pitched and flat roof design, the predominant style is pitched gable roofs and the areas of flat roof would not have a significant impact and would read as an acceptable amendment / addition to the dwelling.	✓
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 are proportionate to those existing in the property 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 proposal would alter the existing dwelling such that it has an appearance which does differ more than that of the prevailing character in the street. The overall visual impact is not, however, considered to have a detrimental visual impact and whilst it will amend the character of the existing building it is not considered it would have an impact which would be incongruous to the extent

that refusal on the basis of the visual impact of the proposal could be substantiated.

The proposal would introduce flat roof features, there is already a small flat roof element to the host property and the further flat roof elements to be introduced would be to parts of the site / building which are of a lesser prominence and the prevailing character of the building would remain that of a pitched roof design dwelling.

Alterations to the fenestration including alterations to the openings and also the introduction of timber cladding would see an element which would see the dwelling have a more modern appearance than that of the current design, however it is considered these elements are not overly dominant or significantly alter the dwelling such that they would have a detrimental visual impact.

It is therefore concluded that on the basis that any grant of permission requires areas to be stone and sloped roofs to be constructed from matching materials, the proposal would be acceptable in terms of visual impact.

It is noted a raised patio is proposed to the rear, on the basis this is no greater than 1m in height above ground level it is considered the visual impact of this element of the proposal would not be significant and a condition to ensure this is the case is recommended.

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:

- 4, Highcroft, Upperthong, Holmfirth, HD9 3HE – Neighbouring property to the South East.
- 8, Highcroft, Upperthong, Holmfirth, HD9 3HE – Neighbouring property to the 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 there are no new side windows proposed in the development, and the windows proposed in the rear and front of the dwelling are an adequate distance from the closest neighbouring properties	✓

		to the North and South respectively, 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, it is considered that they would not be close enough to any neighbouring properties to have a significant impact upon 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 small scale of the extensions and detached nature of the application property, it is considered that there will be no significant impact upon neighbouring properties 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	Over 50% of the current garden space at the application property will remain, which is considered to be an acceptable amount.	✓

The proposal does demonstrate a raised area to be used as a patio in the north eastern corner of the garden. This element would need planning permission were it to be greater than 0.3m in height, given the siting of this element of the proposal and on the basis it is constructed such that it is not greater than 1m in height, given its siting and fact the existing building would largely screen its view from neighbouring occupiers, it is considered this element would not lead to a significant impact in terms of overlooking of neighbouring occupiers.

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	The proposals are set well back from the nearest highway and are therefore considered to have no impact on highway safety. The plans indicate an area annotated 'resin bonded gravel drive / parking' upon drawing 25_801106. On the basis this is constructed such that it is permeable or drains to a permeable part of the site it is considered the impact of resurfacing this driveway will not be significant. A condition to ensure this is the case is recommended.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The proposed car port will provide the two off-street parking space necessary for the property, in addition to parking also available to the front it is considered sufficient parking provision would 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 is 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	• 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 twite buffer layer, the nature of the proposal is not considered to have significant impacts to roosting potential.	✓
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 Statement has been submitted with this application.	
Drainage and Flood Risk	• 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 stating they have no comments.	Noted	✓

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: 2025/91049

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 stone walls and roofing materials to the pitched roofs used in the construction of the development hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

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.

4. Any new surfacing to the area annotated 'resin bonded gravel drive / parking' upon submitted drawing ref 25_801106 shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 12 and 19 of the Council's adopted House Builders Design Guide, the Council's adopted Highways Design Guide and the policies within Chapter 9 of the National Planning Policy Framework

5. The area annotated 'external seating' upon submitted drawing 25_801 106 shall not exceed 1m in height above the existing ground level.

Reason: In the interests of visual and residential amenity to accord with policy LP24 of the Kirklees Local Plan, Principles 1, 2, 3 and 4 of the Council's

adopted House Extensions and Alterations SPD and Policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
As Existing Site Location Plan A3	25_801 107	-	14/04/2025
As Existing Ground Floor Plan & Roof Plan	25 801 100	-	14/04/2025
As Existing Side Elevations	25 801 102	-	14/04/2025
As Existing Front & Rear Elevations	25 801 101	-	14/04/2025
As Proposed Roof & Site Plan	25 801 106	-	14/04/2025
As Proposed Site & Location Plan	25_801 108	-	14/04/2025
As Proposed Ground Floor Plan	25 801 103	-	14/04/2025
As Proposed Side Elevations	25 801 105	-	14/04/2025
As Proposed Front & Rear Elevations	25 801 104	-	14/04/2025
Application Form	-	-	14/04/2025
Design and Access Statement	25_801 100	-	14/04/2025
Climate change Statement	-	-	14/04/2025

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: 02/06/2025