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:	**2025/62/91208/W**
Site Address:	22, Upper Meadows, Upperthong, Holmfirth, HD9 3HR
Description:	Removal of existing conservatory and erection of single storey rear extension and 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.

Emma Thompson

AUTHORISED OFFICER

Date: 07-Jul-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91208
Location	22, Upper Meadows, Upperthong, Holmfirth, HD9 3HR.
Proposal	Removal of existing conservatory and erection of single storey rear extension and associated alterations.
Publicity end date	27/06/2025
Number of representations received	1
Kirklees Local Plan Allocation/Designation	The application site is located within the proximity of PRoW HOL/72/20, as well as within a Strategic Green Infrastructure Network area, and a twite 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 is located within Landscape Character Area 4 (River Holme Settled Valley Floor) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are 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 regarding the application but have chosen to offer no comments, deferring to Kirklees officers.
Planning History	Yes	97/93719 – Detached Dwelling – Conditional Full Permission. 2022/92568 – Demolition of existing conservatory, erection of two storey rear extension and increase in roof height – Conditional Full Permission. 2025/90209 - Certificate of lawfulness for proposed removal of existing conservatory and erection of replacement single storey rear extension and associated alterations – Refused. - The single storey rear extension and associated alterations, as shown on plans listed below at 22, Upper Meadows, Upperthong, Holmfirth, HD9 3HR, do not benefit from a general planning permission

		under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), due to the removal of the permitted development rights on the property, through Condition 9 attached to planning permission 97/93719.
Consultations required	No	

Assessment

Description of development:

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

The proposed rear extension will project 4m from the rear elevation of the existing building, with a maximum height of 3.58m, eaves height of 2.32m, and a width of 6.7m.

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:	**Yes - COMPLY**	**No - JUSTIFY**
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 at the application property will be retained.	
Be set behind the original building, and	The extension will be completely set behind	

not projecting beyond the sides	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 extension is subservient to the existing building and will be faced in only 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 be retained.	
not exceed 4 metres in height	The maximum height of the extension is 3.58m, 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 extension will project 4m from the rear elevation of the existing building, which is within the 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 proposal is 2.32m, 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 at least 1m will be retained to all property boundaries surrounding the extension.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 22, Upper Meadows, Upperthong, Holmfirth, HD9 3HR. a two-storey detached property faced in coursed stone, with a pitched gable concrete tiled roof, and uPVC windows and doors. The application property lies in a uniform street scene, being surrounded by properties of a similar size, scale, character, and appearance, likely erected in 1997 as part of the same development as the application property. Furthermore, the application dwelling benefits from a hard-standing parking area and amenity space to the front, as well as 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	• KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	As the extension is located to the rear of the property and is not visible from the front of the dwelling, 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	The proposal is subservient to the existing building and is to use matching and sympathetic materials, therefore, it is considered	✓

	• Chapter 12 of the NPPF	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	The extension is subservient to the original dwelling 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 extension will be faced in coursed stone to match the existing building, however, the windows proposed are aluminium rather than uPVC, but these are considered sympathetic enough to the original building to be considered acceptable in this case.	✓
Roof style	• 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	• 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 development are proportionate to those in the existing building with regard to size and positioning.	✓

Accessibility for all users	• KDP 17of 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:

- 20, Upper Meadows, Upperthong, Holmfirth, HD9 3HR – Neighbouring property to the North West.
- 24, Upper Meadows, Upperthong, Holmfirth, HD9 3HR – Neighbouring property to the South East.

	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 the rear of the application property is well screened to the North and South, 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	Given the limited scale of the extension and adequate distance between the proposal and neighbouring dwellings, it is considered that there will be no significant impact	✓

		on 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 limited scale of the extension and adequate distance between the proposal and neighbouring dwellings, 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	• 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 acceptable.	✓

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	As the proposal is located to the rear of the dwelling and is not visible from closest highway (Upper Meadows) it is considered that there will be no significant impact on highway safety.	✓

Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	The number of bedrooms at the dwelling will not increase as a result of the proposal, and the hard-standing parking area to the front will not be reduced in size, therefore, the current parking arrangements on site are acceptable to 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 will be adequate space on site for waste storage.	✓

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	While the site is within a twite buffer layer, the nature of the proposal is	✓

	• Policy LP30 • Chapter 15 of the NPPF	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	• 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 regarding the application but have chosen to offer no comments, deferring to Kirklees officers.	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: 2025/91208

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.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If twites 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 Plan	114_100	-	13/05/2025
Existing Ground Floor Plan	114_201	Rev A	13/05/2025
Existing First Floor Plan	114_102	-	13/05/2025
Existing Elevations	114_300	-	13/05/2025
Proposed Ground Floor Plan	114_211	Rev C	13/05/2025
Proposed Roof Plan	114_212	Rev A	13/05/2025
Site Plans	114_101	-	13/05/2025
Proposed Side Elevations	114_311	Rev A	13/05/2025
Proposed Long Section	114_411	-	13/05/2025
Proposed Cross Section	114_410	-	13/05/2025
Proposed Rear Elevation	114_310	Rev A	13/05/2025
Application Forms	-	-	13/05/2025
Climate-change-statement-for-planning-applications-statement-template	-	-	13/05/2025

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: 03/07/2025