

**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:	2025/62/91373/W
Site Address:	Hill Top Farm, Weather Hill Lane, Cartworth Moor, Holmfirth, HD9 2SF
Description:	Erection of single storey side extension, solar panels to roof and associated alterations
Recommending Officer:	Joanna Rednall

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: 05-Aug-2025

The Site

Hill Top Farm is a two-storey detached dwelling constructed in natural stone with a stone slate roof. The site also includes a stable block, a detached garage, and several storage units, and the property benefits from a large lawned garden that extends to the north and east of the dwelling.

The application site is situated in a rural setting, surrounded by open fields, approximately two miles south of Holmfirth town centre. It is designated as Green Belt land on the Kirklees Local Plan.

The Proposal

The applicant is seeking planning permission for erection of single storey side extension, solar panels to roof and associated alterations.

The extension projects ~3.3m from the north-facing elevation and measures ~6.2m in width. The eaves measure ~2.5m in height and the total height of the extension is ~3.7m to the ridge of the lean-to roof.

The exterior walls are finished in stone and the roof is finished in slates. Three rooflights are proposed to the roof and bi-folding doors are proposed to the north-facing elevation.

The solar panels are proposed to the south-facing roof slope of the main property.

The description has been updated to make reference to 'associated alterations' given this is included on the application form and the proposal will see small scale associated works. Whilst added to clarity, the description as publicised is considered to adequately alert the public to the nature of the development and further publicity is not required.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

Relevant planning history for this site is summarised as follows:-

90/06412 Conversion and extension of barn to form extension to existing farmhouse

Conditional full permission

95/90799 Erection of conservatory and chimney stack

Refused

95/91349 Change of use of agricultural land to domestic curtilage

Conditional full permission

96/90353 Erection of detached stables/garage and store block

Conditional full permission

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 18th July 2025

Holme Valley Parish Council confirm they support the development.

Consultations

No consultations were requested for this application.

Allocation & Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP26 Renewable and low carbon energy
- LP52 Protection and improvement of environmental quality
- LP57 The extension, alteration or replacement of existing buildings

Holme Valley Neighbourhood Development Plan

The following policies of this plan are considered most relevant:

- Policy 1 – Protecting and Enhancing the Landscape Character of the 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

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th 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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Green Belt
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)
Holme Valley Neighbourhood Development Plan

Legislation

The Town & Country Planning Act 1990 (as amended).

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.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon visual amenity
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters
5. Representations
6. Conclusion

1 – Principle of development:

Policy LP1 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 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”.

Green Belt

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt, the most relevant in this case being to assist in safeguarding the countryside from encroachment. Paragraph 153 of the NPPF states that inappropriate development should not be approved except in very special circumstances. Certain forms of development are exceptions to 'inappropriate development'. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the exceptions set out in paragraph 154 and 155.

The construction of new buildings is regarded as inappropriate development in the Green Belt. Within paragraph 154 exceptions to this include the extension or alterations of a building if this does not result in disproportionate additions over and above the size of the original building.

Policy LP57 of the Kirklees Local Plan sets out that proposals for the extension, alteration, or replacement of buildings in the Green Belt will normally be acceptable, provided that, in the case of extensions, the original building remains the dominant element in terms of size and overall appearance. The cumulative impact of previous extensions and other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the character of the original part of the building.

The application site benefits from previous extensions, including a two-storey extension to the rear of the previously converted barn, and from a review of historic maps, it appears some of the original building has since been removed and replaced with the existing two storey rear extension. As such, it is clear that the building as it currently stands does not constitute the original building in place in 1948 and has been extended, along with the addition of associated outbuildings.

Within this context, the proposed single-storey side extension is modest in scale and proportionate to the existing dwelling. Although previous extensions have altered the original form, the current proposal would not cumulatively result in a building that appears overextended or disproportionate. The extension has been designed to remain subordinate, ensuring the original structure remains clearly legible and visually dominant when viewed in context. Its scale and siting ensure that it reads as a respectful and balanced addition rather than a dominant or intrusive intervention.

The submitted design and access statement confirms the extension would not include the addition of any new hardstanding which could affect openness in terms of the treatment of outdoor areas, in line with LP57c of the Local Plan.

In conclusion, it is considered that the proposed extension would not result in development that would be disproportionate in size or scale to the original building, nor do officers consider that the proposals would result in development that would appear as overtly obtrusive, for reasons of the extensions being of a subservient size / scale, the side extension being set in a discreet location to the side and set well down in height. Furthermore, it is noted that the extensions are to be constructed in materials that match the host property, natural stone to the walls and stone slate to the roofs. Therefore, for the reasons set out above, the proposals are considered to appropriately comply with Policy LP57 of the Kirklees Local Plan and Chapter 13 of the NPPF.

The proposal is therefore considered to be acceptable in principle having regard to the allocation of the land within the Green Belt. In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

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. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), in this case Hade Edge Upland Pastures (LCA3).

Key landscape characteristic of the area where are

- The open landscape has long distance views of the settled corridor of the River Holme and Kirklees district beyond as well as local views of open water bodies such as Boshaw Whams and Holme Styes.

- Stone boundary walls are common features creating a strong sense of visual unity.
- A network of Public Rights of Way (PRoW) follows local lanes or field boundaries. Minor roads and PRoW, including sections of the Kirklees Way and the Barnsley Boundary Walk long distance footpaths, connect farmsteads located on the valley sides. National Cycle Route no. 68 also passes through this area.

Key built characteristic of the area are

- Dispersed settlements characterised by their former domestic textile manufacturing, mill buildings and agricultural heritage along with isolated farmsteads set within an upland agricultural landscape.
- Hade Edge is the largest of the settlements containing some services and modern and older development and lies on a plateau at Dunford Road / Penistone Road.
- Former textile/woollen mills set within the valley of the River Ribble.
- Vernacular building materials include millstone grit in properties and boundary walls.

Policy 2 of the HVNP states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting.

Paragraph 5.17 of the House Extensions and Alterations SPD sets out that single storey extensions to the side 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.

The extension extends approximately 3.3 metres from the north-facing elevation and spans about 6.2 metres in width. It has eaves standing around 2.5 metres high, with the total height reaching approximately 3.7 metres to the ridge of the lean-to roof. When compared to the host dwelling, the extension is clearly a balanced and proportionate addition that does not overpower or disrupt the overall appearance of the original building.

The design maintains the barn's characteristic linear form, with the proposed extension complementing the existing structure. The use of materials that match the host building will enhance this cohesive appearance, and to ensure

the development has an appropriate visual impact, the proposed materials can be secured by a condition.

The proposal meets the SPD design guidelines, ensuring the height remains below 4 metres and positioning the extension well back from the side elevations. These factors combine to keep the extension visually subordinate and appropriately scaled in relation to the main dwelling.

Therefore, for the reasons set out above, the proposals are considered to appropriately comply with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions SPD, and Chapter 12 of the NPPF.

Solar panels

The proposed development includes the installation of 19 solar panels on the south/ side facing roof slope of the dwelling. The panels would be mounted in a fixed position, recessed within the roof slope, and would not protrude beyond the ridge or edges of the roof. The solar panels are proposed to the side elevation and due to the building's rural location, would not appear overly prominent from public realm and would not adversely affect the appearance of the street scene or the visual amenity of the surrounding area. In terms of design and appearance, the installation is considered appropriate within the domestic context of the property.

The use of solar panels on residential buildings is increasingly common and forms part of a wider national and local policy agenda to address climate change and promote sustainable energy solutions. The proposal accords with Paragraph 161 of the NPPF, which states that local planning authorities should "support community-led initiatives for renewable and low carbon energy" and should "approve applications for renewable and low carbon development unless material considerations indicate otherwise." The development also aligns with Policy LP26 of the Kirklees Local Plan, which encourages the incorporation of renewable energy technologies into new and existing development, provided that the design is appropriate and does not cause harm to the character of the area and KDP 8 of the House Extensions & Alterations SPD.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 and LP26 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. 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.

Policy 2 of the HVNP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”*.
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”*.
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

There are no neighbouring properties in close proximity to the site that would be affected by the proposed development. The nearest building, Quarry Lodge, is located approximately 175 metres to the south-west and, due to this distance and spatial relationship, is not considered to be impacted by the proposal.

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

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within 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.

The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling would remain as existing. With this being the case, proposed parking arrangements are considered to be acceptable. The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

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 – Other matters:

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 pre-dates 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 nature of the proposed development, it is considered that the proposed development would have a positive impact in relation to climate change.

6 – Representations:

The support of the parish council within their representation is noted.

7 – 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

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/91373

Officer Recommendation: Approve

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, LP26, LP52 & LP57 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, Policies 1, 2, 12 & 13 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters

2, 9, 12, 13 & 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 & LP57 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 & 13 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	25/1169/01a	-	29/05/2025
Existing Block Plan	25/1169/02	-	29/05/2025
General Arrangements as Existing	25/1169/03	-	29/05/2025
Proposed Block Plan	25/1169/05	-	29/05/2025
General Arrangements as Proposed	25/1169/04	-	29/05/2025
PLANNING SUPPORTING STATEMENT dated May 2025	-	-	29/05/2025
Application form	-	-	29/05/2025
Climate Change Statement	-	-	29/05/2025

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

Report Dated:

30/07/2025

Low coal