

**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:	<b>2025/62/91442/W</b>
Site Address:	34, Moor Lane, Netherthong, Holmfirth, HD9 3UW
Description:	Demolition of existing garage and erection of single storey front and two storey side extensions 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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 31-Jul-2025**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2025/91442
<b>Location</b>	34, Moor Lane, Netherthong, Holmfirth, HD9 3UW.
<b>Proposal</b>	Demolition of existing garage and erection of single storey front and two storey side extensions and associated alterations.
<b>Publicity end date</b>	17/07/2025
<b>Number of representations received</b>	1.
<b>Kirklees Local Plan Allocation/Designation</b>	The application site is allocated within a bat alert layer and a twice buffer.
<b>Extension to Time (EoT)</b>	No
<b>Recommendation</b>	Conditional Full Permission

	NO	YES
<b>Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)</b>	✓	
<b>Contrary to previous decision</b>	✓	
<b>Called in by Ward Member</b>	✓	
<b>Significant number of representations received</b>	✓	

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

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 5 (Netherthong Rural Fringe) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are listed below:

- The elevation offers extensive views of the surrounding landscape with long distance views towards Castle Hill and Huddersfield and the valley sides afford framed views towards settlements in the valley below.
- Within Netherthong and Oldfield views of the surrounding landscape are often glimpsed between buildings.

- Distinctive stone wall field boundary treatments divide the agricultural landscape.
- Public Rights of Way (PRoW), including the Holme Valley Circular Walk, cross the landscape providing links between settlements. National Cycle Route no. 68 also crosses the area.

	<b>YES / NO</b>	<b>SUMMARY</b>
Negotiations/Amendments during course of application	Yes	Amendments were recommended to be considered on the basis of concerns about the visual impact of the initially proposed two-storey front extension and materials of construction. The applicant submitted amended plans to address these concerns.
Parish/Town Council comments sought	Yes	Holme Valley Parish Council have stated they have no comments on the application, deferring to Kirklees officers.
Planning History	Yes	2004/92139 – Erection of two storey and single storey extension – Conditional Full Permission.
Consultations required	No	

### **Assessment**

The application seeks permission for the demolition of existing garage and erection of single storey front and two storey side extensions and associated alterations.

Although the description of the development has changed from that as initially publicised due to amendments to the submitted plans, as the amendments have reduced the scale of the development, it is considered that re-advertisement of the case is not necessary and the public have been adequately notified with the original publicity.

The proposed front extension will project 2.04m from the front elevation of the original house, with a maximum height of 3.49m, eaves height of 2.23m, and a width of 2.94m.

The proposed two storey side extension will project approximately 6.02m from the side elevation of the existing building, with a maximum height of 7.84m, eaves height of 5.28m, and a depth of 8.3m – All matching the existing building.

The Kirklees SPD sets out that front extensions and two storey side extensions should comply with certain parameters set out at paragraph 5.14, 5.16, and 5.20 on pages 27, 28, and 29 (and listed below) and if they do not, they need to be justified:

<b>Single storey front extensions permitted where:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
The house is set well back from the pavement or is well screened	The property is well set back from the pavement and closest highway.	
The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area	The extension is considered to be small and subservient to the host dwelling and well designed using matching materials that would not harm the character of the original house or the local area.	
The materials and design match the existing features of the original house	The proposal will be faced in materials to match the existing building and features of the original house.	
The extension would not unreasonably affect the neighbouring properties	Given the limited size and scale of the proposal it is considered that there would be no unreasonable impacts on neighbouring properties.	
<b>Side extensions should:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	Taking account of the design, scale and distance from neighbouring properties, it is considered that reasonable levels of natural light will be ensured to the habitable rooms in	

	neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	The proposal is not considered to lead to a significant level of overlooking.	
<b>Two storey side extensions should:</b>		
Not take up all or most of the space to the side of a house	External access to the rear garden will remain to the East of the dwelling.	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	A gap of 1m will be retained to the Eastern property boundary, as is currently existing.	
be set back at least 500mm from the front wall of the house		The proposal will lie flush with the front elevation of the existing building, however, the existing single storey side extension protrudes forward of the front elevation of the host property. Furthermore properties in this part of the street are in a staggered layout in relation to one another and in this case there is considered to be little design benefit to setting the first floor extension down / back from the front elevation and roof in this case sufficient justification is considered to be present for the scheme as proposed.

**Design and Visual Amenity:**

*Summary of local street scene/character:*

The application site refers to 34, Moor Lane, Netherthong, Holmfirth, HD9 3UW, a two-storey detached property faced in artificial stone, with a pitched gable concrete tiled roof, and uPVC windows and doors. The application dwelling lies in a uniform street scene, located in a row of houses of the same size, scale, character, appearance, and age, each with the same garage side extension. Furthermore, the application property benefits from a hard-standing parking area and amenity space to the front, a single storey garage extension to the side, and 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.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on the Local character and street scene	<ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> <li>• Chapter 12 NPPF</li> </ul>	As the extensions are subservient to the host dwelling and will be faced in matching materials, 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"> <li>• KDP2 of the SPD</li> <li>• Policy LP24 Design (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Due to the subservience of the proposals and use of materials to match the host dwelling, it is considered that there will be no significant impact on the original house.	✓
Height, scale and massing	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	The extensions are considered to be subservient to the existing building with regard to height, scale, and massing. Whilst the projection from the side is noted, it is considered that weight can be afforded the existing form of development to the side / front of the host property and that which would be replaced in this	✓

		case is not considered to have a significantly greater impact to the existing dwelling.	
Facing materials and detailing	<ul style="list-style-type: none"> <li>• KDP 9 of the SPD</li> <li>• Policy LP24 Design (d) (iii) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Both extensions will be faced in artificial stone and use uPVC windows to match the existing building. Condition recommended.	✓
Roof style	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	A pitched, gable concrete tiled roof will be used to match that of the host property.	✓
Window proportions	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	All windows proposed in the dwelling are considered to be proportionate to those existing with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> <li>• KDP 17 of the SPD</li> <li>• Policy LP24 Design (f)</li> <li>• Chapter 12 of the NPPF</li> </ul>	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, Moor Lane, Netherthong, Holmfirth, HD9 3UW – Neighbouring property to the East.
- 4, Denham Drive, Netherthong, Holmfirth, HD9 3HA – Neighbouring property to the North.
- 6, Denham Drive, Netherthong, Holmfirth, HD9 3HA – Neighbouring property to the North East.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on privacy of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>• KDP 3 &amp; 4 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>	The impact upon overlooking is not considered to be significantly greater than that which exists already given openings are to be to the front (which faces open land) and tie into the rear elevation of the host property.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>• KDP 4, 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>	See below.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> <li>• KDP 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>	Due to the siting of neighbouring properties and distance of the proposal from neighbouring occupiers, 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"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul>	At least 50% of the current garden space on site will be retained, which is considered to be an acceptable amount.	✓

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:**

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on highway safety	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	As the dwelling is adequately set back from the nearest highway, it is considered that there will be no significant impact upon highway safety.	✓
Parking provision	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	As the number of bedrooms in the dwelling will increase to four, three off-street parking spaces will be required on site, however, it is considered that the hard-standing parking area to the front of the dwelling is large enough to facilitate this, therefore, the current parking provision on site is acceptable to remain.	✓
Provision for waste storage	<ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>	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:**

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on trees	<ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> </ul>	The proposal is not close enough to have any	✓

	<ul style="list-style-type: none"> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul>	significant impact upon trees.	
Impact on ecology	<ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> <li>• Chapter 15 of the NPPF</li> </ul>	While the site is within a bat alert layer and twite buffer, the nature of the proposal is not considered to have significant impacts to roosting/nesting 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 bats or twites or potential to disturb those protected species are found.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> <li>• KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>• Policy LP51</li> <li>• Chapter 14 of the NPPF</li> </ul>	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	<ul style="list-style-type: none"> <li>• KDP 14 of the SPD</li> <li>• Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>	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:**

<b>Summary of Representation</b>	<b>Officer response</b>	<b>Addressed ✓ / X / N/A</b>
Holme Valley Parish Council have been consulted 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:** 2025/91442

**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:** Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

**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	-	-	06/06/2025
Block Plan	05	-	06/06/2025
Existing Elevations	02	-	06/06/2025
Existing Floor Plans	01	-	06/06/2025
Proposed Elevations	04	Rev A	01/07/2025
Proposed Floor Plans	03	Rev A	01/07/2025
Application Forms	-	-	06/06/2025
Climate Change Statement	-	-	06/06/2025

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. Amendments to the scheme were submitted to address concerns raised about the visual impact of the development.