

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:	2025/62/91486/W
Site Address:	17, Thirstin Road, Honley, Holmfirth, HD9 6JG
Description:	Erection of single storey front extension (within a Conservation Area)
Recommending Officer:	Molly Storer

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 12-Aug-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91486
Location	17, Thirstin Road, Honley, Holmfirth, HD9 6JG
Proposal	Erection of single storey front extension (within a Conservation Area)
Publicity end date	8 th August 2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	Unallocated in the Kirklees Local Plan. However, the site is located within Holme Valley Neighbourhood Development Plan area, designated Landscape character area LCA 5: Honley. It is also located within the Honley Conservation 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	✓	

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
- NPPF Chapter 16 – Conserving and enhancing the historic 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
- **LP 35** – Historic Environment
- **LP 51** – Protection and improvement of air quality

Holme Valley Neighbourhood Development Plan (HVNDP):

- 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.

Landscape character area LCA 5: Honley.

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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking

- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Holme Valley Parish Council – Defer to Kirklees officers.
Planning History	No	
Consultations required	Yes	K.C. Conservation and Design – informally consulted and stated they support the front extension due to it being small in scale, in a tucked away location and constructed from matching materials.

Assessment

The application seeks planning permission for the erection of a front extension.

The extension will have a height to the eaves of 2.3m and an overall height of 3m with a gable roof form.

The extension will project 2.4m from the front east elevation and have a width of 2.4m. The extension will be constructed from stone with a slate roof to match the exiting property and will have a single window in the east and north facing elevations and an entrance door in the north facing side elevation.

The Kirklees SPD sets out that front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

Single storey front extensions permitted where:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
The house is set well back from the pavement or is well screened	The house is well set back from Thirstin Road and is well screened by properties fronting	

	Thirstin Road and therefore will not be overly visible from the road.	
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 has a limited projection and will be in keeping with existing structures along this elevation and street scene.	
The materials and design match the existing features of the original house	Construction materials of natural stone with a slate roof to match the existing dwelling.	
The extension would not unreasonably affect the neighbouring properties	Due to the extension extending from the side which is not attached to any neighbours and facing a blank wall at No.7 it is considered that the extension will not unreasonably affect these neighbours.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site relates to 17 Thirstin Road, a two storey, a detached property, located in the area of Honley. The property is faced in coursed natural stone with a slate tile roof. The dwelling is accessed via a short access road off Thirstin Road. The property is set in a small curtilage with a paved amenity area to the front. The layout of the dwelling is an 'L' shape with the current porch extending out of the front elevation.

Thirstin Road is a narrow road which leads down from Honley Village centre down a small valley towards Mag Brook. Dwellings on the road vary greatly as despite not being a long road, it has both a rural and urban setting. Dwellings at the south east end of the road towards Honley Village are mostly terraced, while down the valley they are most semi-detached or detached. The dwellings on the road are mostly set in a small curtilage and offer a quaint, natural stone look.

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 • Policy 1 & 2 of the HVNDP • Chapter 12 NPPF	Due to the front elevation being set at a right angle to the road and behind front facing properties the extension will not be particularly visible from public viewpoints. Furthermore, the extension will be in keeping with existing structures along this elevation and street scene. The proposed additional glazing will be in keeping with the nature of the local character and street scene.	✓
Impact on the Conservation Area	• Policy LP35 • Policy 1, 2 & 3 of the HVNDP • Chapter 16 of the NPPF	Due to listed buildings being a sufficient distance from the application site, with intervening development and due to the scale and nature of the development which is small in scale and matches the appearance of the original dwelling, it is considered that there will be no significant impact to the character of the Conservation Area or its setting.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Policy 1 & 2 of the HVNDP	Due to the extension being limited in scale and being constructed from matching materials it is considered it will not have a negative impact on the original house.	✓

	Chapter 12 of the NPPF	The proposed additional glazing will also match the appearance of glazing on the original house so will be in keeping.	
Facing materials and detailing	- KDP 9 of the SPD - Policy LP24 Design (d) (iii) of the KLP - Policy 1 & 2 of the HVNDP - Chapter 12 of the NPPF	Matching materials. In the event that planning permission is approved, a condition to ensure materials match is recommended.	✓
Window proportions	- KDP 1 and 2 of the SPD - Policy LP24 Design (a), (c) and (d) of the KLP - Policy 1 & 2 of the HVNDP - Chapter 12 of the NPPF	There will be two small windows on the side and rear elevations and a door on one side elevation these will be small in scale and in keeping with the existing house therefore are considered acceptable.	✓
Accessibility for all users	- KDP 17 of the SPD - Policy LP24 Design (f) - Policy 1 & 2 of the HVNDP - Chapter 12 of the NPPF	Private domestic extension – no alterations to general access arrangements.	✓

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:

Properties that are most likely to be affected by the proposal are:

7 & 9 Thirstin Road – properties to the north of the application site – impact to these properties will be assessed below.

30 Scotgate Road – property to the south of the application site – although there will be a window which will face in the direction of this property this is not considered to have any further impact than the window in the south side elevation that currently serves the porch. Due to this and a separation distance

of 9m it is concluded that residential amenity will not be significantly impacted for this neighbour.

	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) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Although there is an additional entrance door proposed to face in the direction of the neighbouring property, this will not face onto any habitable windows but instead will face onto a blank wall. In addition to the separation distance of 3m it is considered that privacy will not be significantly impacted.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Policy 2 of the HVNDP • Chapter 12 of the NPPF	Due to the limited height and scale of the extension as well as the separation distance it is considered that there will be no significant loss of light nor will it have an overbearing impact.	✓
Remaining garden space of application property	• KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Policy 1 & 2 of the HVNDP • Chapter 12 of the NPPF	Acceptable level of remaining garden space located to the rear of the site.	✓

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	N/A	N/A
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	No additional bedrooms are proposed and the proposal would not affect existing parking arrangements, therefore it is considered the proposal is acceptable in terms of parking onsite.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plan however sufficient space within site boundary.	✓

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	N/A	N/A

Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Policy 13 of the HVNDP • Chapter 15 of the NPPF	While the site is within a bat alert layer, the small scale alteration to the host is 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 bats or potential to disturb those protected species are found.	✓
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Policy 12 of the HVNDP • 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 site is located within an identified Flood Risk Zone 2 and 3 area within the SFRA a flood risk assessment form has been submitted alongside this application that states details of flood resilience and resistance measures it explains that; The new floor level will be set no lower than the existing floor level. The proposal is therefore concluded to be	✓

		acceptable having regard to the fact the site is within a flood zone and taking account of the policies within chapter 14 of the NPPF. .	
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The proposal is therefore considered to be 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
None received.		N/A

Conclusion:

Regard has been given to the duties of the LPA in relation to Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas. In this case the proposal is considered to preserve the character given its scale, and distance from the Conservation Area.

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: 2025/91486

Officer Recommendation: Approve

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 and thereafter retained.

Reason: In the interests of visual amenity and to accord with Policies LP2, LP24 and LP35 of the Kirklees Local Plan, principles 1 and 2 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations and policies within Chapters 12 and 16 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 41 of the Conservation of Habitats and Species Regulations 2010. 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

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing and Proposed Plans and Elevations	25 J 23 01	-	05/06/2025
Flood Risk Assessment	-	-	19/06/2025
Application Form	-	-	05/06/2025
Climate Change Statement	-	-	05/06/2025
Heritage Impact Statement	-	-	05/06/2025

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

Report Dated: 8th August 2025