

**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>2025/62/92109/W</b>
Site Address:	30, Sheardale, Honley, Holmfirth, HD9 6RU
Description:	Removal of existing conservatory and erection of single storey side extension and formation of enlarged opening to rear
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: 22-Sep-2025**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2025/92109
<b>Location</b>	30, Sheardale, Honley, Holmfirth, HD9 6RU
<b>Proposal</b>	Removal of existing conservatory and erection of single storey side extension and formation of enlarged opening to rear.
<b>Publicity end date</b>	29 <sup>th</sup> August 2025
<b>Number of representations received</b>	None
<b>Kirklees Local Plan Allocation/Designation</b>	Unallocated on the Kirklees Local Plan however is located within LCA6 – Honley Village Centre within the Holme Valley Neighbourhood Plan.
<b>Extension to Time (EoT)</b>	No
<b>Recommendation</b>	Conditional Full Permission

	<b>NO</b>	<b>YES</b>
<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

## 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 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.

Landscape character Area 6 – Honley Village Centre

Supplementary Planning Document 'House Extensions and Alterations' (2021).

	<b>YES / NO</b>	<b>SUMMARY</b>
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Holme Valley Council – No comment
Planning History	Yes	95/93533 – Erection of 7 dwellings with garages – Conditional Full Permission.  99/91689 – Erection of conservatory – Conditional Full Permission.
Consultations required	No	

## Assessment

This application seeks planning permission for the removal of the existing conservatory and the erection of a single storey side extension and formation of enlarged opening to rear.

The single storey side extension will be positioned where the existing conservatory stands and project 4.1m from the northwest facing side elevation with a length of 5.5m. The roof will consist of a gable roof design which will follow into the lean-to roof design of the existing rearward element of the property. The height to the eaves will be 2.7m with an overall height of 3.7m. This will create space for a sunng.

The extension will be constructed from natural coursed stone to the walls and the roof will be constructed from concrete roof tiles to match that of the host property.

The enlarged opening to the rear will consist of a four panel bifolding door. This will replace a single door and a two panel bifolding door.

All existing brown timber windows, doors and garage door will be replaced with PVCu Aluminium units in Agate Grey

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

<b>Side extensions</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	Yes - due to being single storey in height and being located ~12m away from the nearest property (No.41 Scotgate Road) will mean that the extension will not impact natural levels of light to the neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	Yes - although there is glazing to the front, rear and side elevations, the nearest properties are located 23m, 15m and 12m away respectively. In addition, the existing conservatory would have resulted in more overlooking as it is fully glazed. Removing this element in place of the	

	proposed extension will result in less overlooking.	
<b>Single storey side extensions should:</b>		
not extend more than two thirds of the width of the original house	Yes - the extension will have a limited width of 4.1m whereas the width of the original house is 9m.	
not exceed a height of 4 metres	Yes - the maximum height of the extension is 4m.	
be set back at least 500mm from the original building line to allow for a visual break	Yes - the extension will be set back by 4.2m.	

### **Design and Visual Amenity:**

The application site is within Landscape Character Area 6 - Honley Village Centre.

The key landscape characteristics of the area are:

- Wooded valleys associated with Mag Brook and Magdale.
- Glimpsed views of a wider rural backdrop are often framed by built form. The sloping topography creates a strong connection between the centre of Honley and the wider agricultural setting with strong visual links up to Oldfield. The area affords long distance views to Castle Hill. • Stone wall field boundary treatments
- A network of Public Rights of Way (PRoW) follows the routes of local lanes or field boundaries with some giving access to Mag Brook and Honley Wood Bottom.

The key built characteristics of the area are:

- Honley's historic core is dominated by 18th and 19th century stone dwellings with distinctive yards or folds.
- The south-west of Honley has more eclectic architecture with largely 20th century residential properties in cul-de-sacs. These are generally in-keeping with the historic townscape due to scale and use of traditional materials.
- Weaver's cottages with rows of mullioned windows are found throughout area.
- Former mill buildings associated with Mag Brook have been redeveloped for commercial or residential use and form local heritage features.

The application site relates to 30, Sheardale, a two storey, detached house, located in the area of Honley, Holmfirth. The property is constructed from stone and has a tiled gable roof. At the front of the property there is driveway and a small garden area. this garden continues round the side of the property and to the rear.

The property is located in a residential area with surrounding properties sharing a very similar style of design and construction. This predominant style is of detached properties, faced with stone and finished with tiled gable roofs. In addition, all the properties in the immediate surrounding area have a driveway at the front and an in-built garage. Therefore, there is strong similarity within the streetscene of Sheardale, Honley.

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>• Policy 1 &amp; 2 of the HVNDP</li> <li>• Chapter 12 NPPF</li> </ul>	The gable roof design is considered to improve the existing visual impact of the conservatory and will create a more harmonious design to the overall house. In addition, the extension will be significantly set back from the road and the front of the property such that it is concluded to have an acceptable impact upon the 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>• Policy 1 &amp; 2 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Considered to be acceptable on the basis of being single storey and constructed from matching materials. The new opening to the rear is also considered visually acceptable.	✓
Height, scale and massing	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> </ul>	The extension will be single storey in height and will have a limited	✓

	<ul style="list-style-type: none"> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Policy 1 &amp; 2 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	projection of 4.1m (the width of the existing conservatory is also 4.1m). In terms of height, scale and massing, the extension would be subservient to the original house and wider street scene.	
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>• Policy 1 &amp; 2 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	The extension will be constructed from stone to the walls and concrete roof tiles to match the existing property. However, it is also noted that all existing brown timber windows, doors and garage door will be replaced with PVCu Aluminium units in Agate Grey. Whilst the majority of properties within the immediate vicinity do utilise the brown style casements, there are examples of alternative materials adjacent to the application site. As such, whilst it is not the optimum design solution, the colour and style will not lead to any significant harm that would warrant a refusal on this basis and is therefore acceptable in this instance.	✓
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>• Policy 1 &amp; 2 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Gable/hipped roof design considered to be more sympathetic to the original house than the existing conservatory roof.	✓
Window proportions	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> </ul>	There will be windows in the front rear and side elevation of the	✓

	<ul style="list-style-type: none"> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Policy 1 &amp; 2 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	extension. These are considered acceptable as this will result in less glazing than the existing conservatory. The glazing added to the rear bifolding doors will also replace existing doors and is not considered to cause any further negative visual impact.	
Accessibility for all users	<ul style="list-style-type: none"> <li>• KDP 17 of the SPD</li> <li>• Policy LP24 Design (f)</li> <li>• Policy 1 &amp; 2 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Private domestic extension – no alterations to general access arrangement. External access to the rear of the property will remain.	✓

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:

- 41 Scotgate Drive – property located to the north of the application site – The bifolding doors will not face in the direction of this property. Impact of the extension to this property will be assessed below.
- 32 & 34 Sheardale – properties located to the west of the application site – due to the siting of these properties set at ~23m away from the proposed extension and extensive boundary treatment in the form of trees and hedges creating natural screening it is considered that this neighbour will not be impacted by the extension.
- 28 Sheardale – property located to the south of the application site – due to the siting of this property ~9m away from the proposed extension with the applicant's house screening the extension it is considered that these neighbours will not be impacted by the extension.
- 6, 8, 10, 12 Sheardale – properties located to the rear of the application site – the extension and bifolding doors will face onto the rear gardens of these properties. However, it is noted that glazing already faces these properties and it is considered that this development will not create any additional harm over and above the existing arrangements. The extension and new doors will maintain a separation distance of ~4m to the closest boundary and ~11m to the closest property therefore it is considered that these that these neighbours will not be impacted by the development.

	<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>• Policy 2 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	There is a four panel window proposed in the northwest facing side elevation however this is considered to cause less overlooking to 41 Scotgate Drive than the existing fully glazed conservatory. It is considered that there will be no significant additional impact on privacy to this 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>• Policy 2 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Due to 41 Scotgate Drive being sited 12m away from the proposed extension with extensive boundary treatment it is considered that there will be no significant overbearing or overshadowing impact to this property.	✓
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>• Policy 2 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Acceptable level of remaining garden space.	✓

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</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
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	<b>Kirklees Local Plan and the NPPF</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>	N/A	N/A
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>• Policy 11 of the HVNDP</li> <li>• Chapter 12 of the NPPF</li> </ul>	There will be no additional bedrooms created, and the existing parking arrangements will remain. Therefore, parking on site will be unaffected.	✓
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>	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:** Are the following acceptable?

	<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> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul>	N/A	N/A
Impact on ecology	<ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> </ul>	While it is within a bat alert layer, the small scale	✓

	<ul style="list-style-type: none"> <li>• Policy 12 of the HVNDP</li> <li>• Chapter 15 of the NPPF</li> </ul>	alteration to the host would not have significant impacts to roosting potential. It is recommended that a bat informative be attached to notify 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	<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:**

None received/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**

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## **Decision Authorisation - Delegated Powers**

**Application Number:** 2025/92109

**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, Policies 1, 2 and 12 of the Holme Valley Neighbourhood Development Plan, Key Design 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

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	318-25-PL03 RevA	-	31/07/2025
Existing Site Plan, Elevations and Floor Plan	318-25-PL01 RevB	-	22/08/2025
Proposed Site Plan, Elevations and Floor Plan	318-25-PL02 RevC	-	31/07/2025
Climate Change Statement	-	-	31/07/2025
Application Form	-	-	31/07/2025

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 2025 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:**

1<sup>st</sup> September 2025