

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:	2025/62/92135/E
Site Address:	2, Hollybank Avenue, Upper Batley, Batley, WF17 0AQ
Description:	Erection of single storey rear extension, rear dormer, first floor balcony on front elevation enclosed with feature gable windows.
Recommending Officer:	Faiza Bano

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.

Kerri Simpson

AUTHORISED OFFICER

Date: 14-May-2026

OFFICER REPORT

Application Reference: 2025/92135

Site Description

The application site relates to 2 Hollybank Avenue, Upper Batley, Batley, WF17 0AQ. The property comprises a two-storey, detached dwelling constructed from brick, featuring a driveway to the front and garden areas to the front, side, and rear.

The front boundary is defined by a low wall, whilst the rear boundary is enclosed by a combination of walling, close-board fencing, and mature trees. The site lies within a predominantly residential area characterised by two-storey, brick-built properties.

A designated conservation area is situated to the rear of the site. Trees along this boundary are subject to root protection areas, which extend into the rear amenity space of the application property.

Description of Proposal

The application seeks permission for a series of alterations and extensions to the existing dwelling, comprising the removal of the front balcony and construction of a first floor front projection with a glazed gable feature, alterations to the roof including an increased ridge height and the addition of front gables, the erection of a first-floor side extension above the garage to form additional accommodation, the conversion of the garage frontage to a store, and the construction of a single-storey rear extension with roof lantern and large glazed openings. The proposal also includes the insertion of a rear dormer to provide additional accommodation within the roof space, alongside the replacement of all windows and external finishes, including new black-framed windows, roof tiles, fascias and cladding.

First Floor Front Extension

The proposal includes the removal of the existing first-floor balcony and its associated doors and balustrade, and the construction of a first floor front projecting element extending approximately 3.1m from the principal elevation, resulting in an overall eaves height of approximately 5.1m. This element would incorporate full-height glazing across ground and first floor levels, with a gable feature introduced above the existing flat roof of the two-storey element and first-floor extension. External finishes would comprise red brick to match the

existing dwelling, together with replacement black tile cladding and glazing, forming a prominent central feature within the front elevation.

Roof Alterations

The proposal includes alterations to the existing roof form, including an increase in ridge height from approximately 2.1m to 3.2m. In addition, two gable features are proposed over existing flat roof section and proposed first floor extension to the front of the dwelling, resulting in an increase in height of approximately 1.3m in these areas. One of the gables would retain the existing stone surround, whilst the remaining cladding would be replaced with black tile, along with the introduction of additional black tiled areas across the front elevation.

First Floor Side Extension

The proposal includes the construction of a first-floor side extension above the existing garage, projecting approximately 2.7m from the existing external wall and following the footprint of the dwelling at ground floor level. The roof design would follow the existing gable form to ensure continuity with the original dwelling. The extension would incorporate a window within the front elevation, serving the new internal accommodation, and would facilitate the formation of a fifth bedroom at first-floor level.

Garage Alterations

The proposal includes alterations to the existing garage, comprising the removal of the garage door and its replacement with brickwork to match the existing dwelling. A new window opening would be inserted within this elevation to serve a store area, resulting in a change from vehicular to ancillary domestic use.

Single Storey Rear Extension

The proposal includes the construction of a single-storey rear extension projecting approximately 4.8m from the rear elevation. The extension would feature a flat roof design with an overall height of approximately 3.1m, increasing to 3.4m where a rooflight/sky lantern is incorporated. The rear elevation would include the installation of full-width glazed bifold doors spanning approximately 5.6m, with external finishes in red brick to match the existing dwelling.

Rear Dormer

The proposal includes the formation of a rear-facing dormer within the roof slope, constructed with a flat roof and measuring approximately 11.7m in width, 2.6m in depth and 2.2m in height. The dormer would incorporate window openings serving internal areas including the storage/playroom, hallway,

master bedroom and walk-in wardrobe. The dormer would be finished in black tile cladding with black-framed windows.

External Alterations to the Side Elevation (North Facing)

The proposal includes the blocking up of an existing opening within this elevation and would be finished in materials to match the existing dwelling.

Windows and External Finishes

The proposal includes the replacement of all existing windows with black flush uPVC/aluminium units. In addition, the development includes the installation of black fascias, soffits and guttering, together with black roof tiles and cladding, ensuring a consistent external finish across all elevations.

In addition to the submitted plans, the application is supported by a Climate Change Statement, Tree Schedule, an Arboricultural Impact Assessment, an Arboricultural Method Statement & Tree Protection Plan, Tree Drawings, Material Catalogue, Lume Catalogue.

History of Negotiations / Amendments Received

The agent has submitted revised plans indicating that the flat roofs along the front elevation (including the balcony area) are to be replaced with gable-fronted projections. Additionally, the flat-roofed garage is proposed to be altered to incorporate a lean-to roof design.

Amendments were requested to replace the grey tile with brickwork for consistency with the existing façade, reposition the proposed side wall to increase the distance from the shared boundary fence with the neighbouring property, and apply frosted glazing to the walk-in wardrobe window within the dormer. Agent has noted the request for an obscurely glazed window and is happy for this to be secured via a planning condition, if considered necessary.

An Arboricultural Impact Assessment and a tree survey was requested for the trees subject to a Tree Preservation Order (TPO) located at the rear of the site, which fall within a designated conservation area.

The agent submitted an Arboricultural Impact Assessment, an Arboricultural Method Statement & Tree Protection Plan, a Tree Drawings document which showed a tree constraints plan and impact assessment plan, a tree schedule, and a tree report.

Following the consultation objection, the case officer sought further advice from the Council's Tree Team (KC Trees) to establish whether amendments could address the concerns raised. The Tree Team advised that they cannot support the proposals in their current form, as the proposed structure continues to pose

a direct and indirect threat to the protected trees. It was also noted that there is no overriding justification for the scale of the proposed extension.

The Tree Officer acknowledged that the submitted Arboricultural Method Statement (AMS) includes measures intended to mitigate impacts on the protected trees; however, it was emphasised that such impacts should be avoided in the first instance. To achieve this, the footprint of the extension would need to be reduced and repositioned further away from the tree-lined boundary to provide adequate separation between the development and the protected trees.

Amendments sought for a materially revised scheme that demonstrably and significantly reduces impact in principle and takes development outside the Root Protection Area.

The agent submitted plans that address site constraints, with particular regard to the Root Protection Areas of nearby trees. The proposed extension has been significantly reduced in scale to minimise its impact, resulting in the majority of the structure now being located outside of the RPAs. A minor incursion of approximately 3% into the RPA of Tree T008 remains, with no encroachment identified in relation to other retained trees.

In addition, amendments have been made to the front elevation to achieve a more balanced appearance and to ensure an improved outlook.

The description of the application was updated to *“Construction of a single storey rear extension, rear dormer window, raising of the ridge by 1.01m, formation of a pitched roof over existing front projection, erection of two storey front gable and associated alterations”* and the application was re-advertised for public consultation.

Relevant Planning History

None.

Representations

The application was advertised by site notice, which expired on 12/09/2025.

As a result of the above publicity, two representations were received.

1. An objection has been received from a neighbouring property raising concerns regarding the scale and design of the proposal, its impact on residential amenity (including loss of light, outlook, and privacy), and potential issues relating to drainage, existing infrastructure, and access for construction and maintenance. The objector requests refusal of the application.

2. An objection has been received raising concerns that the proposed development is overbearing, out of character with the surrounding area, and represents overdevelopment of the site. Concerns are also expressed regarding insufficient parking provision, potential impact on highway conditions, proximity to neighbouring boundaries, and loss of privacy arising from upper floor elements. The objector also queries the intended use of the property.

Second Advertisement

The application was advertised by site notice, which expired on 07/05/2026

As a result of the above publicity, no representations have been received.

Consultation Responses

KC Trees - The site is affected by trees located offsite along the eastern boundary, which overhang the rear garden and are protected by Tree Preservation Order 23/77/a29, as well as by their location within the Upper Batley Conservation Area. These protections prohibit works such as cutting, lopping, uprooting, or damage without prior consent from the local planning authority, including any works to roots.

The proposed development, comprising a substantial rear extension, would occupy much of the rear garden and encroach significantly into the root protection areas of the protected trees, with parts of the structure positioned beneath the canopy. This is considered unacceptable from an arboricultural perspective, as it would pose a risk to the health and longevity of the trees, resulting in the loss of their ecological, environmental, and amenity value.

Accordingly, an objection is raised on arboricultural grounds. The proposal is contrary to the National Planning Policy Framework and policies LP33 and LP24(i) of the adopted Kirklees Local Plan, which seek to protect trees of amenity value and ensure their retention wherever possible.

Second consultation with KC Trees - The Tree Officer acknowledges that the Arboricultural Method Statement (AMS) proposes measures to mitigate impacts on the protected trees; however, it is emphasised that such impacts should, in the first instance, be avoided. It is considered necessary to revise the proposed footprint of the extension so that it is set further away from the tree-lined boundary, thereby providing adequate separation between the development and the protected trees. This may require careful amendment of the layout to ensure structures are positioned at a sufficient distance to prevent undue conflict with retained trees.

Failure to achieve an appropriate relationship between the development and the trees is likely to result in future pressure for pruning or removal, leading to

additional costs and the potential loss of protected trees. Such outcomes can be avoided by ensuring buildings and structures are set back adequately at the design stage.

In accordance with BS5837 (Section 5: Proposals – Conception and Design), several factors should be taken into account, including the ultimate size and canopy spread of trees, seasonal impacts such as leaf fall, shading of buildings and garden areas, and the need to avoid regular remedial pruning. Consideration should also be given to the perceived impact of large trees on occupiers, as well as how tree characteristics may influence living conditions and the overall use of the site.

Policy

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).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map

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 predates 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.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** - Design
- **LP 33** – Trees
- **LP 35** – Historic Environment

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of

the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

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

Assessment

Principle of development:

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP 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 NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions & Alterations SPD and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

Impact on visual amenity:

Key Design Principle 1 of the House Extensions & Alterations SPD does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the House Extensions & Alterations SPD goes on to state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.

First Floor Front Extension

The Kirklees House Extension and Alteration SPD sets out in para 5.13 on page 27 that front extensions are highly prominent and are not normally acceptable unless they are well designed, subservient, and do not harm the character of the dwelling or area. In this case, the proposed first-floor front extension is located above an existing single-storey element and replaces a former balcony, thereby utilising an established built form. Whilst it introduces a contemporary glazed feature, the extension remains proportionate to the host dwelling and is set within its established footprint, ensuring it appears as a coherent and integrated addition, mimicking the form of the existing front projection. The use of matching brick and complementary materials ensures that the proposal respects the character of the property and does not appear unduly intrusive within the street scene.

First Floor Side Extension

The Kirklees House Extension and Alteration SPD sets out in para 5.19 on page 29 that two-storey side extensions can significantly affect character and should retain adequate space between buildings. The proposal includes a first-floor side extension above the existing garage, following the established footprint at ground floor level. As such, it would not erode the established spacing between

properties or result in a terracing effect. The extension would be set back appropriately from the principal elevation and remain proportionate, ensuring that the visual rhythm and sense of openness characteristic of the area are preserved.

Single Storey Rear Extension

The Kirklees House Extension and Alteration SPD sets out in para 5.5 on page 24 that single-storey rear extensions should be carefully designed to ensure they do not harm the character of the dwelling or neighbouring amenity. The proposed rear extension projects approximately 4.8m and remains within acceptable parameters for detached dwellings. It is modest in height, incorporates a flat roof, and is located to the rear where it is not readily visible from the public realm. Notwithstanding its position adjacent a conservation area, it would not be of scale, design or sitting that would adversely impact its setting. The design, scale, and materials are considered in keeping with the host dwelling, and it does not represent overdevelopment of the site.

Rear Dormer

The Kirklees House Extension and Alteration SPD sets out in para 5.24 on page 31 that dormers should be located to the rear and designed to reflect the character of the dwelling. The proposed dormer is sited on the rear roof slope and therefore has limited visibility from the street scene of Hollybank Avenue. Whilst it is acknowledged that additional mass would be added to the roofscape, the dormer would remain sited below the main roof ridge, maintain sufficient distance from the eaves and overall appear subservient in the roofscape. It is therefore considered that it would not have an adverse impact on the visual amenity of the area nor the adjacent Conservation Area.

Roof Alterations

The proposed increase in ridge height and introduction of gable features would alter the roof form; however, these changes remain proportionate to the scale of the dwelling. The gables reflect traditional architectural forms and combined with the use of appropriate materials, would provide a cohesive and balanced appearance without appearing incongruous within the wider context.

Garage Alterations

The infilling of the garage opening and its conversion to a store would have a minimal visual impact on the street scene. The use of matching brickwork and the introduction of a window opening would ensure the alteration integrates seamlessly with the existing dwelling.

External Alterations and Materials

The replacement of windows and introduction of black-framed glazing, tile cladding, and updated roof materials would modernise the appearance of the

dwelling. Whilst more contemporary in style, these materials are of a high quality and would complement the host property without appearing out of place within the surrounding residential context.

Whilst the proposal represents a substantial alteration to the original dwelling, it is considered that the scale, design, and siting of the individual elements have been carefully balanced. The development would remain proportionate, would not appear unduly dominant, and would respect the character of both the host dwelling and the wider street scene.

Having taken the above into account, the proposals would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

Impact on 1 and 3 Hollybank Avenue (Opposite the Site)

These properties are located opposite the application site, however, are at an oblique angle to the front elevation of the resultant dwelling. A minimum separation distance of circa 27m would be retained between the proposed development and the neighbouring dwellings, this would exceed the recommended 21m separation distance set out in the House Extension and Alteration SPD and would ensure sufficient separation is achieved as not to result in a material loss of outlook, light or privacy to these neighbouring properties.

Impact on 4 Hollybank Avenue (Adjacent to the North)

This neighbouring property is located to the north of the application site and comprises two distinct built forms: the main two storey dwelling and a single storey projection adjacent to the shared boundary. The side elevation of the neighbouring dwelling faces the gable end of the application property, although the host dwelling is set at a slight angle and includes an existing single-storey side extension/garage along the shared boundary.

The neighbouring side elevation contains two ground floor windows serving the integral garage, together with two first floor windows which are obscure glazed. The proposal seeks to construct a first floor extension above the existing garage. Whilst this would increase the built form along the shared boundary, it is noted that the neighbouring windows serve non-habitable rooms and the proposed extension would taper away from the boundary towards the front of the site.

With regards to the proposed dormer window, these would present similar views to those already established at first floor level of the existing dwelling, as such, it is not considered that they would materially change the relationship between the host dwelling and the neighbouring property in terms of overlooking to habitable rooms or neighbouring amenity spaces.

With regards to the proposed ground floor rear extension, amended plans were received demonstrating that this element would no longer project past the rear elevation of the neighbour and would maintain an appropriate separation distance from the shared boundary. As such, it is not considered that it would result in a loss of daylight/sunlight nor would it appear overbearing.

Furthermore, although the proposal would result in a modest increase in ridge height, it is not considered that this would materially harm the residential amenity of the neighbouring occupiers given the orientation and relationship between the two properties. On balance, the revised proposal is considered to sufficiently mitigate adverse impacts and would not result in unacceptable overbearing effects, loss of light, or loss of privacy. The proposal is therefore considered to accord with SPD Key Design Principles 3, 5 and 6.

Impact on 66 Carlinghow Hill

Due to the separation distance between the application site and number 66 Carlinghow Hill, the proposal would not result in any material impacts in terms of outlook, privacy, or daylight. Whilst initial concerns related to impacts on trees and root protection areas, these have been addressed through revisions to the scheme and do not give rise to residential amenity concerns for this property.

Overall, whilst the proposal would increase the scale and built form of the dwelling, it has been designed and amended to ensure that impacts on neighbouring occupiers are appropriately mitigated. The development would not result in unacceptable harm in terms of privacy, overshadowing, or overbearing impact, and is therefore considered to comply with Policy LP24(c) and the relevant guidance set out within the House Extensions and Alterations SPD.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles

3, 5, 6 & 7 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

Impact on highway safety:

The proposed development would increase the dwelling's size to provide six bedrooms. As such, the existing parking provision to the front is considered to represent a sufficient provision. Bin storage for the dwelling would not be moved as part of the proposals. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

Other matters:

Carbon Budget

The proposal is a small scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

Trees

LP33 of the Kirklees Local Plan seeks to ensure that proposals retain any valuable or important trees where they make a contribution to public amenity, as well as the distinctiveness of a specific location or contribute to the environment. It also notes that proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction.

It is acknowledged that a group Tree Preservation Order (23/77/a29) is adjacent the eastern boundary. The proposal comprises extensions at ground floor, first-floor, and roof level, including development above existing built elements, the addition of a rear dormer, and the replacement of existing structures with a single-storey rear extension, resulting in an overall increase in the building footprint. The proposals would be modest in scale, maintain a sufficient distance from the TPOS and would be confined to the host building. As such, it is not envisaged that the proposal would cause undue harm to protected trees.

There are no other matters for consideration.

Representations:

1. An objection has been received from a neighbouring property raising concerns regarding the scale and design of the proposal, its impact on residential amenity (including loss of light, outlook, and privacy), and

potential issues relating to drainage, existing infrastructure, and access for construction and maintenance. The objector requests refusal of the application.

Officer's Response:

The concerns regarding scale, design, and impact on residential amenity are acknowledged; however, the scheme has been amended to reduce its overall impact and is considered acceptable in terms of scale, outlook, light, and privacy, as set out in the assessment above. Matters relating to drainage, infrastructure, and access for construction are addressed through separate legislation and are not determinative in the assessment of this application.

2. An objection has been received raising concerns that the proposed development is overbearing, out of character with the surrounding area, and represents overdevelopment of the site. Concerns are also expressed regarding insufficient parking provision, potential impact on highway conditions, proximity to neighbouring boundaries, and loss of privacy arising from upper floor elements. The objector also queries the intended use of the property.

Officer's Response:

Whilst the proposal represents a notable increase in built form, it has been amended and is considered to remain proportionate to the host dwelling and in keeping with the character of the area, without resulting in overbearing or unacceptable visual impact. Adequate parking and highway considerations are addressed separately, and the proposal would not give rise to unacceptable impacts on neighbouring amenity or highway safety; the intended use remains within the scope of a single dwellinghouse.

Conclusion:

This application has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposals are considered to be acceptable.

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.

As set out above, 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: 2025/92135

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of the National Planning Policy Framework.
3. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation. **Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration,

repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays

08.00 and 13.00hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
Application Form	-		29/07/2025
Existing & Proposed Block Plan	019-P00		16/04/2026
Existing & Proposed Site Plan	019-P01	Rev A	16/04/2026
Existing Plans	019-P02		16/04/2026
Existing Elevations	019-P03		16/04/2026
Proposed Plans	019-P04	Rev A	16/04/2026
Proposed Elevations	019-P05	Rev A	16/04/2026
Block Plan (Effect on Neighbours)	019-P06		16/04/2026
Tree / Arboricultural Survey	Tree Report for 2 Hollybank Avenue		09/01/2026
Tree / Arboricultural Survey	Tree Drawings		09/01/2026
Tree / Arboricultural Survey	12504 Arboricultural Method Statement & Tree Protection Plan - 2		09/01/2026

	Hollybank Avenue		
Supporting Information	Climate Change Statement		29/07/2025

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 Planning 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.

During the course of the application, revised plans were submitted to amend the design of the front elevation, improve materials and neighbour relationships, and address concerns regarding impacts on protected trees within the conservation area. Following advice from the Council's Tree Team, the proposal was significantly reduced in scale and repositioned to minimise encroachment into Root Protection Areas, with only a minor incursion remaining into the RPA of Tree T008. The application description was subsequently updated and the scheme re-advertised for consultation.

Report Dated

13/05/2026