

**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:	2025/62/92322/W
Site Address:	6, Honey Head Lane, Honley, Holmfirth, HD9 6RW
Description:	Erection of first floor extension to side elevation and dormer extension with 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.

Danielle Cooper

AUTHORISED OFFICER

Date: 17-Oct-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92322
Location	6, Honey Head Lane, Honley, Holmfirth, HD9 6RW.
Proposal	Erection of first floor extension to side elevation and dormer extension with associated alterations.
Publicity end date	26/09/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located in a twice buffer and has had permitted development rights removed.
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

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 is located within Landscape Character Area 6 (Honley Village Centre) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are listed below:

- 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.

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Holme Valley Parish Council have offered no comments, deferring to Kirklees officers.
Planning History	Yes	2006/91891 - REPLACING FRENCH DOORS WITH WINDOW AND FORMATION OF ENLARGED OPENING WITH SLIDING GLAZED DOORS – Permitted Development.
Consultations required	No	

Assessment

The application seeks permission for the erection of first floor extension to side elevation and dormer extension with associated alterations.

The proposed first floor side extension will project 2.48m from the side elevation of the existing first floor, not projecting beyond the current side elevation of the ground floor of the property, with a maximum height of 7.68m, eaves height of 4.82m, and a depth of 8.93m.

The proposed rear dormer will project a maximum of 3.87m from the roof of the property, with a maximum height of 2.24m, eaves height of 2.02m, and a width of 2.09m.

The Kirklees SPD sets out that two storey side extensions should comply with certain parameters set out at paragraphs 5.16 and 5.20 on pages 28 and 29 (and listed below) and if they do not, they need to be justified. In addition, the proposal site lies within a corner plot and therefore paragraph 5.23 of the SPD is also of relevance:

Side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	No. 8 Honley Head Lane features one first floor side window, which is not a habitable room and as such the proposed first floor side extension, which will retain a 1m gap the shared side boundary is not considered to overshadow habitable rooms of No. 8.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	The windows proposed in the side elevation of the extension are indicated as obscure glazed and will look onto a blank wall and single obscured neighbouring window. There are no windows other windows proposed. As such, there is no concern to potential overlooking impact.	
Two storey side extensions should:		
Not take up all or most of the space to the side of a house	The current eternal access and all space to the side of the property that exists currently will be retained.	
maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property	A gap of at least 1m will remain to the side boundary.	

be set back at least 500mm from the front wall of the house		The proposal is set back approx. 200mm from the front wall of the original house. Whilst this falls short of the required 500mm, as the extension is set back slightly, with the eaves and ridge set lower than those on the main property. It will appear subservient to the main property and is therefore acceptable.
Dormer extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
relate to the appearance of the house and existing roof	The dormer will be faced in materials that either match, or are sympathetic to, the existing building and roof.	
be designed in style and materials similar to the appearance of the existing house and roof	The extension is to be designed in style and materials similar to the appearance of the existing house and roof.	
not dominate the roof or project above the ridge of the house	The dormer is will be set within the roofscape of the proposed first floor side extension to the rear and is considered a small addition and is therefore not considered to dominate the roof of the existing building, or does not project above the ridge of the house.	
be set below the ridgeline of the existing roof and within the roof plane	The dormer is proposed to be set below the ridgeline of the existing roof and entirely within the roof plane.	
be aligned with existing dormer windows on neighbouring properties	There are no neighbouring dormer windows to align with, however, it is	

in the same roof plane where relevant	considered that this dormer would set a good precedent for rear dormers in the street scene with regard to size and alignment.	
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Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 6, Honey Head Lane, Honley, Holmfirth, HD9 6RW, a two-storey detached property faced in natural stone, with a pitched gable concrete tiled roof and uPVC windows and doors. The application property lies within a uniform street scene, being surrounded by properties of a similar size, scale, character, appearance, and age, being erected within the same previous permission circa 2000. Furthermore, the property benefits from a hard-standing parking area and a small area of amenity space to the front, as well as 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.

	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	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	The proposed first floor extension will be faced in materials to match the host dwelling and local area, and will ensure subservience to the main dwelling. It is therefore considered that the impact on visual amenity of the street scene is visually acceptable.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	The extensions are subservient to the host property and will be faced in matching materials, and therefore will have an acceptable visual impact on the original house.	✓

Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The developments are subservient to the original building with regard to height, scale, and massing.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	The extensions will be faced in natural coursed stone and concrete roof tiles, with white uPVC windows, all of which are to match the host property.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	A pitched concrete tiled roof will be deployed on the first floor side extension to match that of the existing building, however, a flat roof will be used on the rear dormer which is considered to be sympathetic to the original building and therefore acceptable in this case.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	All windows proposed in the development are proportionate to those existing with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF 	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:

- 8, Honey Head Lane, Honley, Holmfirth, HD9 6RW – Neighbouring property to the West.
- 40A, Long Lane, Honley, Holmfirth, HD9 6EA – Neighbouring property to the North.

	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)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	The proposed first floor side windows are annotated as obscure glazed and as such raises no concern to loss of privacy of No. 8. The window proposed in the rear dormer is not considered to facilitate any extra overlooking than what is available from the existing rear windows in the dwelling to No. 40A, Long Lane & No. 8 Honley Head Lane. It is therefore considered that there will be no significant impact upon the privacy of neighbours.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As the first floor side extension will be situated next to No. 8's side elevation with one unhabitable window, and the proposed dormer is located within the roofscape of the host property, there will be no undue harm on neighbouring properties outlook or light.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) 	As aforementioned, as the first floor side extension is situated next to No. 8's side elevation wall with only one	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	unhabitable window, and dormer within the roofscape of the host property, there will be no undue overbearing or overshadowing impact.	
Remaining garden space of application property	<ul style="list-style-type: none"> KDP 7 of the SPD Policy LP24 Design (b) and (c) Chapter 12 of the NPPF 	All of the current garden space at the property will remain, which is considered acceptable.	✓

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	<ul style="list-style-type: none"> KDP 15 of the SPD Policy LP22 Parking (f) of the KLP Chapter 12 of the NPPF 	As the development is set back from the pavement it is considered that there will be no significant impact upon highway safety.	✓
Parking provision	<ul style="list-style-type: none"> KDP 15 of the SPD Policy LP22 Parking (f) of the KLP Chapter 12 of the NPPF 	The number of bedrooms in the property will not increase as a result of the proposal and the hard-standing parking area on site will not be reduced in scale post-development, therefore, the current parking provision on site is acceptable to remain.	✓
Provision for waste storage	<ul style="list-style-type: none"> KDP 16 of the SPD Policy LP24 Design (d) (iv) 	Although nothing specific is detailed within the submitted plans, there will be adequate space on site for waste storage.	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
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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	<ul style="list-style-type: none"> KDP 13 of the SPD Policy LP24 Design (d) (i) (iv) Policy LP33 Trees Chapter 12 of the NPPF 	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> KDP 12 of the SPD Policy LP30 Chapter 15 of the NPPF 	While the site is within a twite buffer layer, the nature of the proposal 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 twites or potential to disturb those protected species are found.	✓

Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • 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	<ul style="list-style-type: none"> • KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP 	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:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
None		N/A

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: 2025/92322

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 first floor side extension approved shall in all respects match those used in the construction of the existing building, with a flat roof to the proposed dormer extension also being considered acceptable.

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.

4. The face and cheeks of the dormer hereby approved shall be faced in vertically hung tiles which shall in all respects match those used in the construction of the existing building. The dormer shall thereafter be retained with this finish.

Reason: In the interests of visual amenity and to accord with LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

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
Combined Existing GA Plans and Elevations	6HH-STE-XX-ZZ-DR-A-20000	P01	22/08/2025
Existing and Proposed Site Block Plan	6HH-STE-XX-ZZ-DR-A-90000	P01	22/08/2025
Combined Proposed GA Floor Plans and Elevations	6HH-STE-XX-ZZ-DR-A-20002	P01	22/08/2025
Application Forms	-	-	22/08/2025
Climate Change Statement	-	-	22/08/2025

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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 26/09/2025