

**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:	2025/62/92462/W
Site Address:	Woodville, Bill Lane, Wooldale, Holmfirth, HD9 1XX
Description:	Demolition of existing garage and erection of two storey side and rear extensions
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.

Emma Thompson

AUTHORISED OFFICER

Date: 29-Oct-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92462
Location	Woodville, Bill Lane, Wooldale, Holmfirth, HD9 1XX.
Proposal	Demolition of existing garage and erection of two storey side and rear extensions.
Publicity end date	02/10/2025.
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located within a Strategic Green Infrastructure Network area, and a bat alert layer but is otherwise unallocated within the Kirklees Local Plan.
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
- **LP 31** – Strategic Green Infrastructure Network

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 4 (River Holme Settled Valley Floor) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are listed below:

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

	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	No	
Consultations required	No	

Assessment

The application seeks permission for the demolition of existing garage and erection of two storey side and rear extensions.

The proposed side extension will project 4.33m from the side elevation of the existing building, with a maximum height of 7.84m, eaves height of 5.2m, and a depth of 5.67m.

The proposed rear extension will project 4.36m from the rear elevation of the existing house, with a maximum height of 6.8m, eaves height of 5.22m, and a width of 6.78m.

The Kirklees SPD sets out that two storey side and rear extensions should comply with certain parameters set out at paragraphs 5.1, 5.16, 5.2 and 5.8 on pages 23, 25, 28 and 29 (and listed below) and if they do not, they need to be justified.

Side extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	The application property is located an adequate distance away from neighbouring dwellings for there to be no significant impact upon the levels of natural light to habitable rooms in neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	As there are no first-floor windows proposed in the side elevations, and the windows to the rear and front are not considered to have any additional impacts than the windows existing in the house, it is considered that there will be no significant impact with regard to overlooking.	
Two storey side extensions should:		
Not take up all or most of the space to the side of a house	Space will remain to the side of the property.	
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 be retained to all surrounding property boundaries.	
be set back at least 500mm from the front wall of the house	The extension is to be set back at least 500mm from the front	

	elevation of the dwelling.	
Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least 50% of the current garden space on site will be retained.	
Be set behind the original building, and not projecting beyond the sides	The extension will be completely set behind the existing building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden via the North East of the dwelling will be retained.	
Respect the original house and garden in terms of its size and scale	The extensions are subservient to the existing building and respect the application site and garden.	
Use appropriate materials which match or are similar in appearance to the original house	All materials used will appear sympathetic to the existing building and surrounding area.	
Not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties	Due to the adequate distance between the application property and neighbouring dwellings as a result of the large site, it is considered that there will be no adverse impacts regarding overshadowing or loss of outlook.	
Two storey rear extensions should:		
be proportionate to the size of the original house and garden	The extension is considered to be proportionate to the	

	size of the original house and garden.	
not normally exceed 50% of the total area of land around the original house (including previous extensions and outbuildings)	At least 50% of the total area of land around the original house will remain.	
not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties		The proposal will project 4.36m from the rear elevation of the existing building, exceeding the 4m allocated for detached properties, however, as there is to be no significant impact on neighbouring properties the breach can be considered acceptable in this case.
not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary	The extension does not fall within 1.5m of any property boundary.	
be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre	The extension is at least 1.5m away from all surrounding property boundaries.	
not adversely affect habitable room windows where they adjoin a neighbour's boundary	The proposal does not adjoin a neighbour's boundary and thus has no adverse impacts upon habitable room windows in neighbouring dwellings.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to Woodville, Bill Lane, Wooldale, Holmfirth, HD9 1XX, a two-storey detached property faced in brick/stone, with a pitched gable concrete tiled roof, and uPVC windows and doors. The dwelling is located in a relatively varied street scene, being surrounded by properties of differing

sizes, scales, characters, appearances, and ages. Furthermore, the dwelling benefits from a hard-standing parking area to the front, and amenity space to both sides and the rear of the house.

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 	As the extensions proposed are subservient to the host dwelling, are not all visible from the front of the property, and will be faced in matching or sympathetic materials, it is considered that there will be no significant impact upon the local character and street scene.	✓
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 proposals are subservient to the host property and will be faced in matching or sympathetic materials, therefore, it is considered that there will be no significant impact upon 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 extensions are subservient to the house 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 	The development will be faced in mainly white 'K' render, which is material that exists within the street scene, with some brick/stone to match the existing building.	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	Furthermore, uPVC windows will be used to match those of 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 gable concrete tiled roof will be used, matching that of the existing house.	✓
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 are considered to be 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 use of white 'K' render as a primary material in the development is considered acceptable and sympathetic due to its presence in the street scene and prominence among neighbouring properties to the North East of the application site.

It is also noted that a two-storey front projection is proposed on the submitted plans, and due to the varied nature of the street scene, presence of gable front extensions in the local area, and use of sympathetic or matching materials, this is also considered acceptable with regard to visual amenity.

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:

- Ash Villa, 81, Lower Town End Road, Wooldale, Holmfirth, HD9 1QD – Neighbouring property to the South West.
 - It should also be noted that a second dwelling is currently under construction on the site of this property, to the North West of the application dwelling.

- Cranford, Bill Lane, Wooldale, Holmfirth, HD9 1XX – Neighbouring property to the North East.
- 83-87, Lower Town End Road, Wooldale, Holmfirth, HD9 1QD – Neighbouring property to the South East.

	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 	As there are no first-floor side windows proposed in the extensions, and the windows proposed in the front and rear elevations are not considered to facilitate any extra overlooking than what is currently present from existing windows, it is considered that there will be no significant impact upon 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 	Due to the application property being located an adequate distance from neighbouring dwellings, it is considered that the extensions are not of a great enough scale to have a significant impact upon the light and outlook of neighbours.	✓
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> • KDP 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF 	As aforementioned, given the limited scale of the extensions in relation to the site, and the adequate distance between application property and neighbouring houses, it is considered that there will be no significant impact upon neighbouring dwellings with regard to overbearing or overshadowing.	✓

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 	At least 50% of the current garden space on site will be retained, which is considered to be acceptable.	✓
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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 dwelling is well set back from the nearest highway, it is considered that there will be no significant impact upon highway safety.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	The existing access to the dwelling will remain in use, and although the existing garage on site will be demolished, it is considered that there hard-standing parking area on site is large enough in scale to provide the necessary off-street parking, therefore, the current parking provision is acceptable to remain.	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Although nothing specific is detailed within the submitted plans, there is adequate space on site for waste storage.	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters:

	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 	Although there are TPO's to the South East of the site, it is considered that the developments proposed are not close enough to have any significant impact upon those 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 bat alert 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 bats 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: 2025/92462

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 of the extensions hereby approved be white/off white 'K' render with brick/stone as shown on drawing reference 2557 05 and thereafter be retained.

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 external roof of the extensions hereby approved shall in all respects be constructed using concrete tiles to match the existing building.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

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

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	03/09/2025
Existing Site Plan	-	-	03/09/2025
Existing Elevations	-	-	03/09/2025
Existing Floor Plans	-	-	03/09/2025
Proposed Site Plan	-	-	03/09/2025
Proposed Elevations	-	-	03/09/2025

Plan Type	Reference	Version	Date Received
Proposed Floor Plans	-	-	03/09/2025
Application Forms	-	-	03/09/2025
Climate Change Statement	-	-	03/09/2025

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: 02/10/2025