

**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:	2025/62/92481/E
Site Address:	The Plough Barn, Birds Edge Lane, Birds Edge, Huddersfield, HD8 8XR
Description:	Demolition of porch and erection of one single storey extension and one part single, part two storey extension
Recommending Officer:	Edward Cheseldine

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 31-Oct-2025

Officer Report

2025/92481 - The Plough Barn, Birds Edge Lane, Birds Edge, Huddersfield, HD8 8XR

Site Description

The Plough Barn is a two-storey farmhouse located in the village of Birdsedge. Originally a barn, the building was converted into a residential dwelling after 2009. The property is detached and has an L-shaped layout. An outbuilding associated with the site is located to the east of the dwelling, while other residential properties lie to the west. The site is situated within the Green Belt, with agricultural fields visible to the north and south.

Description Proposal

The applicant is seeking demolition of porch and erection of one single storey extension and one part single, part two storey extension.

On the south-west elevation a single-storey projection will be erected measuring 6.1m(w) x 1.1m(d) x 2.55m(h). It will feature a parapet wall with smooth faced stone exterior and glazing. The projection will replace a gable-end projection.

On the north-east elevation an extension will project 6.50m from the existing elevation at an angle, it will have a total width of 14.00m, becoming shallower at points. It is formed of a single-storey and a two-storey section. Walling will be formed of reclaimed stone with parapet wall and copings. The two-storey section will feature a cat-slide roof.

Amendments/Negotiations

None necessary.

Public Representations

The application was advertised by way of a site notice, which expired on 10-Oct-2025. As a result of the publicity, there were no representations.

Relevant Planning

2009/92541 – Re-use, adaption and extensions to barn to form a dwelling with garage, and stables.

2023/92521 - Demolition of existing porch and erection of two single storey extensions – Approved.

Consultation Responses

Denby Dale Parish Council – No objection.

Policy & Legislation

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 located within the Green Belt on the Kirklees Local Plan.

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 21** – Highway safety
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity
- **LP 57** – Extensions, alterations & replacement buildings (Green Belt)

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 the House Extensions & Alterations Supplementary Planning Document 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.

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

- Chapter 2 – Achieving sustainable development
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

- 1) Principle of Development
- 2) Impact on Visual Amenity
- 3) Impact of Residential Amenity
- 4) Impact on Highway Safety
- 5) Environmental Matters
- 6) Conclusion

Principle of Development

The application site is located on land allocated as Green Belt in the Kirklees Local Plan.

Chapter 13 of the NPPF requires local Planning Authorities to regard the construction of new buildings in the Green Belt as inappropriate development.

Exceptions of which include *'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'* (paragraph 154 c).

Policy LP57 of the Kirklees Local Plan states that *'extensions will normally be acceptable provided that the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building.'*

It is essential that development should neither prejudice the open character of the Green Belt nor be disproportionate in relation to the host building. This will avoid detriment to the established character of the area.

Historic maps indicate the original building stood as a linear building. It has been modified under application 2009/92541 and adapted for residential accommodate. Extensions are proposed to the south-west and north-east of the building. These are mainly single-storey and whilst projecting from the original footprint of the building are subservient due to their scale and single-storey elements. A first-floor section will be erected on the north-east of the building. It is 3.70m wide and will appear modest when set against the existing side elevation of the building.

In terms of character, the building still pertains an agricultural appearance due to the modest openings, barn type openings which are now glazed and architectural details such as the stone corbels. The original footprint, whilst being modified is the dominant element of the building therefore retaining the character of the building. Additionally, glazing on the north-east elevation is being reduced in comparison to application 2023/92521.

The proposed development is therefore concluded as being acceptable in principle in terms of complying with Green Belt Policy, according with paragraph 154 c) of the NPPF and Policy LP57 of the Kirklees Local Plan

Impact on Visual Amenity

The National Planning Policy Framework sets out to achieve a high level of design. Paragraph 131 outlines this ethos, 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'

Paragraph 133 continues this theme by indicating that 'To provide maximum clarity about design expectations at an early stage, all local planning authorities

should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.'

Kirklees Planning Authority have published such guidance within their House Extensions & Alterations Supplementary Planning Document (2021), it expands Policy LP24 (design) of the Kirklees Local Plan. Within which, criterion a) & c) are relevant.

a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

c) extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

Notwithstanding an assessment in terms of the Green Belt, in a visual sense the modifications are relative in scale to the original dwelling, so not to present a change in character that would be deemed unacceptable. Extensions are well proportioned in relation to the host dwelling. Extensions are formed of natural stone complimenting the original building. The projection on the north-east elevation will appear modern, however due to its scale and angled approach is distinct from the converted barn which is acceptable.

In comparison to the surrounding area, there are several outbuildings consisting of a stable and a storage area, open landscape falls to the south and north of the building. The dwellings is set within a line of built form. The cumulative development is considered to be satisfactory to the size and overall appearance of its setting. The extension complies with the thrust of guidance set out in the House Extensions and Alterations Supplementary Planning Document, it complies with LP24 a & c of the Kirklees Local Plan and Chapter 12 of the NPPF.

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 and Alterations Supplementary Policy Document goes into further detail with respect to outlining principles.

- Key Design Principle 3, '*extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours*'.
- Key Design Principle 4, '*Extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.*'

Impact on The Mistal, Birds Edge Lane / The Granary, Birds Edge Lane

The Mistal & The Granary are terrace properties to the west of the application site. There is currently a 1.80m fence with shrubbery as a boundary treatment between the application site and these properties. The nearest habitable window is 10.80m from the proposed extension. New window openings will be on the ground-floor, they will serve a lounge area. Given existing boundary treatment and ground-floor outlook, the relation is acceptable. The structure has a modest projection, therefore there would not be a loss of light, a loss of outlook or be overbearing.

Impact on 8, 10, 12, 14 Highfield Avenue

These properties are to the east of the application site. The nearest habitable room is 49.70m from the proposed extension on the south-east elevation. Paragraph 4.10 of the House Extensions & Alterations Supplementary Planning Document outlines guidance on the separation distance between habitable windows. 21 metres is the recommended distance between habitable windows that face each other, which the distance is over therefore there will not be a loss of privacy. Due to distance, there will not be a loss of light, outlook or an overbearing impact.

Impact on Highway Safety

The proposal will not lead to any additional bedrooms, as well, parking space on the site is adequate for the number of bedrooms. Bin storage will remain as present. 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 Supplementary Planning Document.

Environmental Issues

Biodiversity

The development is for extensions which will affect the eaves of the property. The property is located in an area, which is known to include bat habitats. If evidence of bats are uncovered during construction, works must cease and the advice of a licenced bat worker sought. A cautionary footnote will be added to the decision notice.

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.

Conclusion

This application for the erection of extensions at The Plough Barn, has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations Supplementary Planning Document, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity and other matters, the proposed extensions 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

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 ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP21, LP22, LP24, LP30, LP57 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. The external walls of the extensions hereby approved shall in all respects be constructed according to details on drawing reference 2562-0304-P02 & 2562-0305-P03. The roofing material of the first-floor extension shall in all respects match the appearance of the those used in the construction of the existing building.

Reason: In the interests of visual amenity and the Green Belt and to accord with Policy LP24 & LP57 of the Kirklees Local Plan, Key Design Principles of the Kirklees House Extensions and Alterations SPD (2021) and the aims of chapter 12 & 13 of the National Planning Policy Framework.

NOTE: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership.

NOTE: Due to its location, a roost may be present on site. Bats are a European species under Conservation of Habitats and Species Regulations 2017, schedule 2. It is an offence for anyone to intentionally 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 bats are present or not. If bats are discovered on site, development shall cease, and the applicant is advised to the advice of licenced bat worker sought.

NOTE: No construction related noise should be audible beyond the site boundary outside the hours of: 07.30 to 18.30 hours Mondays to Fridays, 08.00 to 13.00 hours Saturdays. With no construction related noise audible beyond the site boundary on Sundays or Public Holidays. Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-

mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan	2325 - 0101 - P01	P01	05 September 2025
Block plan	2562 - 0301 - P02	P02	05 September 2025
Existing floor plan	2325 - 0102 - P01	P01	05 September 2025
Proposed ground floor plan	2562 - 0302 - P02	P02	05 September 2025
Proposed first-floor plan	2562 - 0303 - P01	P01	05 September 2025
Existing elevations	2325 - 0103 - P01	P01	05 September 2025
Proposed elevations 1	2562 - 0304 - P02	P02	05 September 2025
Proposed elevations 2	2562 - 0305 - P03	P03	05 September 2025
Planning statement	-	-	05 September 2025
Climate change statement	-	-	05 September 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 has, 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. In this instance, communication between planning officer's and the planning agent were sought to consider what amendments could be provided to seek a positive outcome. No amendments were sought.