

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended) – SECTION 70**

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS**

Reference No:	<b>2025/62/92534/W</b>
Site Address:	40, Oldfield, Oldfield Road, Honley, Holmfirth, HD9 6RL
Description:	Installation of 12 solar panels to detached garage roof (within a Conservation Area)
Recommending Officer:	Joanna Rednall

**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.**

John Holmes

***AUTHORISED OFFICER***

**Date:** 12<sup>th</sup> December 2025

## **The Site**

40 Oldfield, Oldfield Road, Honley is a detached linear property featuring a detached double garage and store at the front. Originally two cottages with associated outbuildings, the property has since been converted into a single dwelling. It occupies a spacious plot, with a small area of hardstanding to the front and side, and a long, lawned garden to the rear.

The site lies within the Oldfield Conservation Area and is designated as Green Belt on the Kirklees Local Plan map.

## **The Proposal**

The applicant is seeking planning permission for installation of 12 solar panels to detached garage roof (within a Conservation Area).

The proposed solar panels will be arranged in a linear configuration along the east and west facing roof slopes above the garage, with 6 panels proposed to each roof slope.

The application form indicates the panels would be Eurenex Nexa 500W (Model: MEPV 120 \_Nexa\_ TOPCon), set into the roof with a black antireflective surface with no silver casing.

## **History of Negotiations**

Officers contacted the applicant to consider reducing the proposal to a single roof slope of the garage, in line with the recommendations of KC Conservation and Design. The applicant submitted a detailed justification on 8<sup>th</sup> December in response to these concerns, which is discussed in more detail within this report.

## **Planning History**

89/06856: Conversion of existing barn to form extension to dwelling  
Conditional full permission

2015/93500: Erection of single storey rear extension with internal modifications and additional windows (within a Conservation Area)  
Conditional full permission

## **Publicity & Representations**

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice and a press notice.

Final publicity date expired: 14<sup>th</sup> November 2025.

## **Parish/ Town Council Comments**

Holme Valley Parish Council: Support.

### **Consultations**

**KC Conservation and Design:** The proposal would result in less than substantial harm to the setting of the conservation area through the introduction of solar panels on an otherwise uninterrupted roof plane, which is visible from broader public vantage points.

### **Allocation & Policies**

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) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

The site is within the Green Belt and Conservation Area as indicated within the Kirklees Local Plan.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) and the Holme Valley Neighbourhood Development Plan as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

#### **Kirklees Local Plan (LP)**

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP26 Renewable and low carbon energy
- LP30 Biodiversity
- LP35 Historic Environment
- LP57 The extension, alteration or replacement of existing buildings

#### **Holme Valley Neighbourhood Development Plan**

The following policies of this plan are considered most relevant:

- Policy 1 – Protecting and Enhancing the Landscape Character of the 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

#### **National Policies and Guidance**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12<sup>th</sup> December 2024, 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. Considered to be of relevance to the consideration of this application are policies within the following chapters:

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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- 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 16 – Conserving and enhancing the historic environment

### Supplementary Planning Guidance

Holme Valley Neighbourhood Development Plan

### Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic interest which it possesses'

### **Assessment**

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon visual amenity

3. Impact upon residential amenity
4. Impact upon highway safety
5. Other matters
6. Representations
7. Conclusion

## **1 – Principle of development:**

Policy LP1 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 National Planning Policy Framework. LP1 goes on further to stating that:

*The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

### Land allocation – Green Belt

The site is designated Green Belt on the Kirklees Local Plan. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the exceptions set out in paragraph 154 and 155.

Policy LP57 of the Kirklees Local Plan also regards alterations to existing buildings in the Green Belt.

The supporting policy of LP57 relative to this assessment include:

- a) in the case of extensions the original 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; and*
- C) the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access;*

The application relates to alterations to an existing detached garage to allow the installation of 12 solar panels. In accordance with Policy (a), the proposal is of a small scale and the panels remain proportionate to the size of the original building, ensuring that the garage continues to appear as the

dominant element without altering its overall character. As the panels are set flush within the existing roof planes, the development respects the scale and form of the original structure. It is considered the proposal would therefore also meet the exception for appropriate development in the Green Belt under paragraph 154(c) of the NPPF, which allows alterations to buildings where these do not amount to disproportionate additions over the size of the original structure.

With regard to Policy LP57(c), the proposal does not introduce any additional hardstanding, enclosures, or changes to the curtilage or access arrangements. As such, it would not result in a greater impact on openness. Although the panels would be visible from public vantage points and within the wider locality, they would not disrupt the character of the Green Belt given their limited scale and integrated design.

The alterations, therefore, are considered to respect the character of the Green Belt and will not lead to a greater impact to openness, meeting an exemption listed within paragraph 154 of the National Planning Policy Framework and according with LP57 of the Kirklees Local Plan.

## **2 – Impact upon visual amenity (including impact upon Conservation Area)**

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, 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. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Policy LP26 states that renewable and carbon energy proposals will be supported and planning permission granted would not have either individually or cumulatively unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA). Policy 2 of the HVNP states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting. Furthermore this policy sets out that development should sit in with and neither dominate or have a detrimental; impact on its surroundings and neighbouring properties.

The application site is within Landscape Character Area 4, the River Holme Settled Valley Floor.

One key characteristic of the area is 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.

- 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.

Key built characteristic of the area are

- Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area's former textile industry.
- Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads.
- Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre.
- Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage.
- There are mixed areas of historic and more recent residential and commercial developments.

The application site is located within Holmfirth Conservation Area. Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas. This is echoed within policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

Paragraph 212 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset the Local Planning Authority should give great weight to the heritage asset's conservation irrespective of the level of harm.

LP35 of the Kirklees Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of

the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

At paragraphs 214 – 216 the NPPF is clear, that where development leads to substantial harm, this is necessary to achieve substantial public benefits that outweigh that harm or, in the case of less than substantial harm this should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this context, preservation means not harming the interest of the building itself, or the wider conservation area within which it is set.

The proposed development involves installing a single row of six solar panels on each roof plane of the pitched garage roof (12 in total). Officers consider that, although the installation would introduce a modern intervention within the Oldfield Conservation Area, its visual impact would be limited to the roof slope of the existing outbuilding. The panels would be visible from public vantage points, particularly when approaching from Oldfield to the east, but their flush, integrated positioning within the roof plane and their matt black finish would help reduce their prominence at street level.

The panels would be set well clear of both the eaves and the ridge and would follow the existing roof pitch, ensuring the original roof form remains clearly legible around them. The submitted heritage statement sets out that while the farmhouse makes a strong positive contribution to the area's character through its stone construction, roof form, and intact traditional features, the detached garage contributes less to the site's overall heritage value. Therefore, the applicant contends restricting the solar installation to the garage roof therefore avoids any direct impact on the farmhouse's primary historic fabric and positive contribution towards the setting and character of Oldfield Conservation Area.

The panels would be integrated into the roof surface, lying flush with the tiles and avoiding any projection above the roofline. Given the site's location within a valley, the use of matt black, uniformly arranged panels with no visible silver lines and a non-reflective coating would further minimise visual intrusion.

It is considered necessary to condition the colour finish of solar panels and frames, as well as for the panels to be finished in an anti-reflective coating in order to minimise the visual impact of the panels in the interests of preserving the setting of the Conservation Area.

It is therefore considered that, subject to conditions, the proposal would result in less than substantial harm, however the level of harm is considered to be at the lower end of the scale, as it would not impact key architectural features of the building.

## Public Benefits

Paragraph 215 of the NPPF states that where less than substantial harm is identified, it must be weighed against public benefits.

In this case, the applicant has provided justification for the proposal on both environmental and economic grounds. They explain that reducing the scheme to six panels would generate only 25–33% of their annual electricity consumption and would not be financially viable due to fixed installation costs such as scaffolding. A full installation of twelve panels is therefore considered necessary to achieve a meaningful reduction in grid dependency, lower carbon emissions, and support a transition to electric vehicles. The applicant also states that the scheme would help reduce air and noise pollution and contribute towards meeting relevant sustainability objectives within the Kirklees Local Plan (Policies 3.10 and 3.11), as well as national carbon reduction commitments.

The panels have been located on the garage roof, an outbuilding, to minimise visual impact on the main dwelling and the Oldfield Conservation Area. The alternative option of placing solar panels on the south-facing roof of the principal building was considered prior to submission, but the applicant opted for solar panels on the garage to preserve the traditional stone roof and maintain the heritage character of the site. The applicant considers that the proposal would reduce reliance on fossil fuels and contribute positively to both local and national sustainability targets.

The proposal would result in a small scale wider contribution to reducing the dependency upon fossil fuels. While some of the benefits identified may also be considered to be private benefits, officers consider that ensuring the continued viability and long-term sustainability of a building within the Conservation Area represents a public benefit that contributes to the wider preservation of the area's character. In addition to the wider carbon reducing benefits of the scheme. As noted by Conservation and Design, the proposed panels, being non-reflective, black with no silver linings, and arranged in a simple linear format, would appear less visually intrusive within the surrounding landscape and contribute towards the sustainability objectives of the Council and the aims of Chapter 16 of the NPPF.

Overall, the limited harm caused by the installation of 12 solar panels is considered to be outweighed by the clear public benefits associated with environmental sustainability, energy efficiency and the long-term conservation of the heritage asset. Therefore, on balance, the proposal is considered acceptable and in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

### **3 – Impact on residential amenity:**

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers.

Policy 2 of the HVNP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

There are no residential properties within close proximity to the site, the closest being 42 Oldfield Road around 60m west of the site. Any residual reflection from the panels would be directed skyward due to their recessed positioning and pitched roof installation, rather than towards nearby properties. As the proposal would not introduce additional height, overshadowing or noise, it is concluded that there would be no adverse impact on neighbouring residential amenity.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan and advice within Chapter 12 of the National Planning Policy Framework.

#### **4 – Impact on highway safety:**

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application.

In this case as the works would be located to the roof of the building, there would be no significant impact on the current operation of the highway and parking arrangements within the vicinity of the site.

#### **5 – Other matters:**

##### *Ecology*

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. The site is not located within a Bat Alert Layer and there are no records of bat roosting at the site.

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990

(inserted by the Environment Act 2021). The development is considered to benefit from the de-minimus exemption as set out by The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and there is no required for BNG to be provided in respect of the aforementioned legislation.

The interventions to the roof are not considered to be significant in terms of wildlife utilising the roof space given the minimal interventions required to install the panels upon the roof.

The proposal is therefore concluded acceptable in this regard.

### *Climate Change*

On 12<sup>th</sup> 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 pre-dates 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.

The ability to generate renewable energy on-site enhances the long-term viability of the site, discretely incorporating sustainability measures in a heritage asset. The proposal, therefore, represents a balanced approach addressing climate change objectives while ensuring the continued preservation and operational sustainability of the building. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

### **6 – Representations:**

The supporting comments of the parish council are noted / taken into account in the determination of this application.

### **7 – 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**

**APPROVE**

## Decision Authorisation - Delegated Powers

**Application Number:** 2025/92534

**Officer Recommendation:** Approve.

### Conditions

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 (as amended).
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, LP26, LP30, LP35 & LP57 of the Kirklees Local Plan, Policies 1, 2, 12 & 13 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 9, 12, 13 and 14 of the National Planning Policy Framework.
3. The solar panels shall be constructed using black glass and black frames and retained as such thereafter.  
**Reason:** To conserve the significance of the Conservation Area in the interests of visual amenity in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.
4. Notwithstanding the submitted information the solar panels hereby approved shall have an anti-reflective coating applied prior to their installation which shall be retained thereafter.  
**Reason:** To conserve the significance of the Conservation Area in the interests of visual amenity in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	02/10/2025
Proposed site plan titled 'Garage, 40 Oldfield, Honley, Holmfirth, HD9 6RL'	-	-	02/10/2025

Proposed South East Elevation	-	-	02/10/2025
Proposed North East Elevation	-	-	02/10/2025
Proposed North West Elevation	-	-	02/10/2025
Proposed South West Elevation	-	-	02/10/2025
Proposed Roof Plan	-	-	02/10/2025
Heritage Statement in Support of the Installation of 12 Solar Panels at Little Croft, 40 Oldfield, HD9 6RL	-	-	02/10/2025
Eurener energia solar product brochure – Nexa TOPCon N-type	-	-	02/10/2025
Application form	-	-	02/10/2025

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. Officers contacted the applicant to consider reducing the proposal to a single roof slope of the garage, in line with the recommendations of KC Conservation and Design. The applicant submitted a detailed justification on 8 December in response to these concerns.

**Report Dated:** 10/12/2025

