

**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:	2025/62/92617/W
Site Address:	4, Heather Road, Meltham, Holmfirth, HD9 4EY
Description:	Erection of two storey side extension
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: 12-Nov-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92617
Location	4, Heather Road, Meltham, Holmfirth, HD9 4EY.
Proposal	Erection of two storey side extension.
Publicity end date	23/10/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is located within a bat alert layer and twice buffer.
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

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Meltham Town Council were consulted regarding the application and have expressed their support for the development.
Planning History	No	

Consultations required	No	
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Assessment

The application seeks permission for a two storey side extension.

The proposal seeks to remove the existing detached garage to the side of the dwelling and to erect a two storey side extension with a small single storey element located on the rear elevation of the proposed side extension.

The two storey side extension will project off of the side elevation by 3.2m and has a width of 6.8m. The extension will sit flush with the front elevation of the host dwelling and will have an overall height of 7.1m and eaves of 4.8m. The side extension will feature a hipped roof form, sitting below the ridge of the host property.

The single storey element will project off of the rear elevation of the proposed side extension by 1m and will have a width of 1.9m. The extension will have an overall height of 3.1m and eaves of 2.1m. the extension will feature a sloped roof form.

The proposed extension will be constructed from matching materials to that of the host dwelling.

On-site parking is situated to the front elevation.

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	The side extension will retain a minimum separation distance from the shared side boundary of 0.7m, and a distance of 5.7m to the side elevation of No. 6 Heather Road. Given the sufficient separation distances,	

	<p>along with No. 6 being situated to the south of the extension, reasonable levels of natural light to habitable rooms of No. 6 will be retained. Due to the location of the extension, there are no other concerns to neighbouring properties.</p>	
<p>Positioning windows to minimise or avoid any potential overlook into neighbouring gardens</p>	<p>The proposed ground floor and first floor rear window serving WC's are indicated as obscure glazed and as such raises no concern to loss of privacy. A condition will also be implemented to ensure these windows are obscure glazed. The side and front windows will overlook the highway and main sufficient separation distance to neighbouring properties across the street and as such raise no concern of overlooking impact.</p>	
<p>Two storey side extensions should:</p>		
<p>Not take up all or most of the space to the side of a house</p>	<p>The extension will not take up all of the space to the side of the house, leaving sufficient space to the side boundary.</p>	
<p>maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property</p>		<p>Due to the splayed angle of the application site and the projection of the two storey side extension, the pinch point of the side extension leaves a 0.7m gap to the side</p>

		boundary which is just under the 1m guidance. Due to the context of the site, the 0.7m gap to the side boundary is considered acceptable, as there will be no terracing impact.
be set back at least 500mm from the front wall of the house		The proposal lies flush with the front elevation of the original building; however, a visual break is still considered to be present as the ridge of the proposed extension is set below the ridge of the main property.
Corner plots should have:		
Facing in both directions to create two frontages, each with windows overlooking the street	The proposal faces in both directions and has windows creating frontages in both directions.	
Being set back from the existing building line on both streets	The extension is adequately set back from the pavement on both sides.	
Following the boundary treatment along both streets, in relation to its position, height and materials	The development follows the boundary treatment along both streets in relation to position, height, and materials.	

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 4, Heather Road, Meltham, Holmfirth, HD9 4EY, a two-storey semi-detached property faced in brickwork, with a pitched hipped interlocking concrete tiled roof, and white uPVC windows and doors. The application property lies in a relatively uniform street scene, being surrounded by dwellings of a similar size, scale, character, appearance, and age. Furthermore, the application property benefits from a hard-standing parking area to the front, as well as garden space to the side and a small area of amenity 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 proposal is subservient to the existing building it will be faced in matching materials thus having no significant impact upon the 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 extension is subservient to the existing house and will be constructed using matching 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 development is subservient to the existing building with regard to height, scale, and massing as the projection of the side extension is less than two-thirds the width of the host property and the ridge is set below the ridge of the host property.	✓
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 extension will be faced in brickwork, with white uPVC windows and doors, all 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) 	A hipped interlocking concrete tiled roof will be used to match the existing roof. The sloped	✓

	<ul style="list-style-type: none"> and (d) of the KLP Chapter 12 of the NPPF 	roof of the single storey element is considered visually acceptable.	
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 extension are proportionate to those in the existing building 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:

- 6, Heather Road, Meltham, Holmfirth, HD9 4EY – Neighbouring property to the South.
- 3, Heather Road, Meltham, Holmfirth, HD9 4EY – Neighbouring property to the North East.
- 5, Heather Road, Meltham, Holmfirth, HD9 4EY – Neighbouring property to the North 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 	The proposed ground floor and first floor rear window serving WC's are indicated as obscure glazed and as such raises no concern to loss of privacy. A condition will also be implemented to ensure these windows are obscure glazed. The	✓

		side and front windows will overlook the highway and main sufficient separation distance to neighbouring properties across the street and as such raise no concern of loss of privacy.	
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 	The host property is on a slightly lower land level to that of No. 6, and the side extension will retain a minimum separation distance from the shared side boundary of 0.7m, and a distance of 5.7m to the side elevation of No. 6 Heather Road. Given the generous separation distances, along with No. 6 being situated to the south of the extension, reasonable levels of natural light to habitable rooms and the rear amenity space of No. 6 will be retained. Due to the location of the extension being set away from other neighbouring properties, there are no other concerns.	✓
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, due to the land levels of the dwellings, sufficient separation distances and path of the sun, it is considered that there will not be any significant impact upon neighbouring properties 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) 	At least 50% of the current garden space on site will remain, which is acceptable.	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 		
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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 	The extension is set well back from the nearest highway and thus 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 retained hardstanding to the front of the site will meet the new requirement of three off-street parking spaces at the dwelling, making the parking provision acceptable.	✓
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 is detailed within the submitted plans, there will be 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 	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 bat alert layer and twite buffer, the nature of the proposal is not considered to have significant impacts to roosting/nesting 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 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 	The rear garden and landscaping would be retained to allow for run-off. The site is not located	✓

	and LP34 of the KLP	within an identified Flood Risk Zone 2 or 3 area.	
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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
Meltham Town Council were consulted regarding the application and have expressed their support for the development.	Noted.	✓

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: 2025/92617

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 extension hereby approved shall in all respects match those used in the construction of 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.

4. The proposed ground floor WC window and first floor ensuite window in the rear elevation shall be fitted with obscure glazing to at least Level 3 on the Pilkington Scale (or equivalent) and be non-opening to a height of no less than 1.7m above floor level and retained as such thereafter.

Reason: In the interests of residential amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 3 and 4 of the House Extensions and Alterations SPD, and policies contained within Chapter 12 of the NPPF.

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.

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
Location Plan	-	-	17/09/2025
Block Plan	-	-	17/09/2025

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	25-48-03 Planning	-	17/09/2025
Application Forms	-	-	17/09/2025
Climate Change Statement	-	-	17/09/2025
Justification	-	-	17/09/2025

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: 12/11/2025