

**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>2025/62/92726/W</b>
Site Address:	Cote Farm, Penistone Road, Hade Edge, Holmfirth, HD9 2TA
Description:	Erection of two storey rear extension and single storey front extension with associated alterations
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: 24-Nov-2025**

## **The Site**

Cote Farm comprises a stone-built property located in Holmfirth. The building is attached to Cote Farm Cottage and is set back from Penistone Road, with open fields bounding the site to the side and rear. To the front of the property there is an area of hardstanding and a group of agricultural buildings, while an elevated grassed area lies to the side. Due to the site's topography, land levels rise towards the south-east. The site is not situated within a Conservation Area, and there are no Listed Buildings in the immediate vicinity. The site is designated Green Belt on the Kirklees Local Plan map.

## **The Proposal**

The applicant is seeking planning permission for erection of two storey rear extension and single storey front extension with associated alterations.

### **Two storey rear extension**

The two storey extension is proposed to the south-west facing elevation. The measurements of this extension are as follows:

- 3.7m projection
- 6m width
- 4.8m eave height
- 6.4m ridge height

The extension is finished in natural stone with a pitched roof covered in stone slate.

In terms of fenestration, the proposed ground floor includes new openings to the rear and side elevations, comprising high-level windows to the rear and sliding doors to the side. At first floor level, full-height windows are proposed to the rear elevation and partially to the side elevation.

Internally the extension serves a kitchen and dining space at ground level and a master bedroom at first floor level.

### **Single storey front extension and associated alterations**

The single storey front extension is proposed to the north-east facing elevation and forms a canopy over the entrance door. The measurements of this extension are as follows:

- 1.2m projection
- 3.2m width
- 2.3m eave height
- 3m ridge height

The front extension is constructed from green oak and the lean-to roof is finished in stone slate.

To the front elevation, the former cart opening would be reinstated with a fixed dummy door and a fixed open door, revealing a glazed window behind. The existing first-floor window above this opening would be reduced in width.

To the rear elevation, a new first-floor window is proposed, along with two rooflights positioned within the rear roof slope of the host property, above the new extension.

### **History of Negotiations**

Concerns were raised with the applicant's agent regarding the potential impact of the proposal on the adjoining neighbour. Amended plans were received showing the extension repositioned further to the south-east, away from the neighbouring property, and the side-facing first-floor window reduced. These revisions were considered to address the concerns raised, and the proposal was progressed to determination on the basis of the amended plans.

### **Planning History**

Relevant planning history for this site is summarised as follows:-

2003/93051 - Re-use of disused milking parlour and extension to form bedroom and garage/store  
Conditional full permission

98/90943 - Re-use, extensions and adaptation of existing barn and outbuildings to form cottage  
Conditional full permission

98/91563 - Use of farm land for temporary gas bottle storage/distribution facility  
Withdrawn

98/92343 - Use of disused corn store as gas bottle store (for distribution)  
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.

Final publicity date expired: 6<sup>th</sup> October 2025

Holme Valley Parish Council: Support

## **Consultations**

No consultations were requested / considered necessary

## **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 in the Kirklees Local Plan, landscape character area 3 (LCA3) of the Holme Valley Neighbourhood Development Plan and an area identified as being at low risk of land instability as a result of former mining activity.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) 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
- 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 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

### Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)  
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.

### Assessment

#### **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.

Within paragraph 154 the exception listed at part c) is for 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.

Policy LP57 of the Kirklees Local Plan sets out that the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance including the design and materials as well as having regard to previous extensions and the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas.

The proposed development relates to the erection of a two storey rear extension and single storey front extension with associated alterations. The building as it stands has been divided into two residential properties and does not appear to have been extended in the past.

Based on this assessment, the submitted plans indicate an existing building volume of 432.37 m<sup>3</sup>, with proposed extensions adding roughly 128.35 m<sup>3</sup>. This equates to a 29% increase, which officers consider to be proportionate to the size of the original house.

It is, however, acknowledged that the assessment of whether an extension constitutes a “disproportionate addition” within the meaning of paragraph 154(c) of the NPPF is not solely a numerical or volumetric exercise. Consideration must also be given to the visual and spatial relationship between the proposed development and the original dwelling, having regard to scale, siting, massing, and overall design.

When assessing the visual impact of the proposal against Policy LP57 of the Kirklees Local Plan and guidance set out in Chapter 13 of the NPPF, it is clear that the extensions have been designed in a way that respects both the scale and character of the existing property. The development comprises modest additions to the front and rear of the dwelling. Both elements are noticeably smaller than the original house and would read as clear additions rather than competing with or over dominate the host building.

The front extension would function as a lightweight, open-fronted porch. Due to its simple form and limited projection, it would not create any significant massing or add visually intrusive bulk to the front elevation. Similarly, the rear extension would cover only part of the rear elevation. Its position and proportions ensure that it does not add undue weight or mass to the building when viewed from either within the site or from the surrounding landscape. Taking these factors into account, the proposal would not dominate the original built form and therefore meets the requirements of LP57(a), which

seeks to ensure that extensions remain proportionate and sympathetic to the host dwelling.

With regard to LP57(c), the proposal would not lead to a greater impact on openness or the treatment of outdoor spaces. The extensions sit comfortably within the existing domestic curtilage without encroaching into open land or altering the established pattern of outdoor areas around the property. The use of matching walling, roofing materials and detailing means that the development would integrate well with the existing house, supporting the aims of LP57(d) to maintain design coherence and respect local character.

The property is positioned on a hillside, and this topography helps to naturally screen the proposed works. As a result, views of the extensions from public vantage points would be limited. Where visible, the additions would appear clearly subordinate and would remain visually tied to the original building. In this context, and when assessed against the broader considerations of Chapter 13 of the NPPF, the proposal would not cause harm to the character or openness of the surrounding rural environment.

For these reasons, it is concluded that the proposal would represent a proportionate addition to the original dwellinghouse, in accordance with the aims of paragraph 154(c) of the NPPF and Policy LP57(a) of the Local Plan. The principle of development in this application is therefore acceptable and shall be assessed against the applicable material planning considerations within the following report.

## **2 – Impact upon visual amenity**

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.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

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 3 - Hade Edge Upland Pastures

Key landscape characteristic of the area where are

- The open landscape has long distance views of the settled corridor of the River Holme and Kirklees district beyond as well as local views of open water bodies such as Boshaw Whams and Holme Styes.
- Stone boundary walls are common features creating a strong sense of visual unity.
- A network of Public Rights of Way (PRoW) follows local lanes or field boundaries. Minor roads and PRoW, including sections of the Kirklees Way and the Barnsley Boundary Walk long distance footpaths, connect farmsteads located on the valley sides. National Cycle Route no. 68 also passes through this area.

Key built characteristic of the area are

- Dispersed settlements characterised by their former domestic textile manufacturing, mill buildings and agricultural heritage along with isolated farmsteads set within an upland agricultural landscape.
- Hade Edge is the largest of the settlements containing some services and modern and older development and lies on a plateau at Dunford Road / Penistone Road.
- Former textile/woollen mills set within the valley of the River Ribble.
- Vernacular building materials include millstone grit in properties and boundary walls.

### Two storey rear extension

Paragraph 5.8 of the House Extensions and Alterations SPD sets out that two-storey rear extensions will be considered based on the extent of overshadowing, loss of privacy and outlook. Generally, two-storey rear extensions should:

- 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);
- not project out more than 3 metres from the rear wall of the original house or by 4 metres for detached properties;
- not exceed a height at the eaves of 3 metres where the extension is within 1.5 metres of the property boundary;
- be separated from the property boundary, such as a wall, fence or hedge, by at least 1.5 metre; and

- not adversely affect habitable room windows where they adjoin a neighbour's boundary.

The proposed rear extension would project 3.7 metres beyond the existing rear elevation of this semi-detached property, which marginally exceeds the recommended projection set out in the House Extensions and Alterations SPD. Nevertheless, the host dwelling is relatively large and benefits from a generous curtilage. Officers consider that the scale of the plot is capable of accommodating a slightly larger extension without resulting in overdevelopment or an overly cramped form of development.

While the extension would occupy a large portion of the rear amenity space, this area is currently hard-surfaced and positioned adjacent to a steep embankment. As such, its functional value as usable outdoor amenity space is already limited. Extending into this area would therefore not lead to a significant loss of high-quality amenity space for the occupants of Cote Farm, and officers are satisfied that this aspect of the scheme is acceptable.

The proposal has been amended during the course of the application to increase the separation from the shared boundary to approximately 1 metre, improving upon the original submission. Although this remains a shortfall against the SPD guidance, section 3 of this report establishes that the development would not result in material harm to the neighbouring dwelling. As the purpose of this design principle is to safeguard neighbouring residential amenity, officers consider that requiring the extension to be set in a further 0.5 metres would offer no meaningful design or amenity benefit.

In terms of materials, the rear extension would be constructed in natural stone with a pitched stone slate roof, matching the existing materials on the property. The proposal also includes several new windows to the rear elevation, comprising a mix of high-level openings, full-height windows at first floor level, and an additional first-floor window serving a new bedroom. While these vary in proportion and arrangement from the existing fenestration, they remain modest in scale and are residential in style. Their introduction would not give rise to any significant visual harm or detract from the overall appearance of the property.

### Front extension

Section 5.14 of the SPD provides the following guidance for front extensions:

*5.14 Single storey extensions on the front of a house and two-storey or first floor front extensions are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally be permitted unless:*

- *The house is set well back from the pavement or is well screened; and*
- *The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area; and*

- *The materials and design match the existing features of the original house; and*
- *The extension would not unreasonably affect the neighbouring properties.*

The front extension consists of a green oak canopy positioned around the main entrance. Due to the dwelling's set-back position within the plot and the existing screening from the wider street scene, the proposed addition would have a limited visual presence from public viewpoints. The structure is modest in scale, with a restrained projection and width, ensuring that it reads as a clearly subservient feature in relation to the original house.

Although the use of oak introduces a different material from the traditional stone of the host dwelling, the small scale of the porch and the discreet location of the property mean that this contrast would not result in any material harm to the character of the street scene. The canopy incorporates a lean-to roof with a single rooflight, finished in tiles that match the existing roof. This helps the extension integrate coherently with the main building.

Taking all these factors into account, the proposed front extension is considered to result in an acceptable visual impact and is appropriate to the character of the property.

Additional alterations are also proposed to the front elevation including altering the former cart opening with a fixed dummy door and a fixed open door, revealing a glazed window behind. The existing first-floor window above this opening would be reduced in width. These works are relatively minor and would preserve the building's traditional character while allowing for a more domestic appearance. Overall, the alterations would integrate well with the existing façade and are considered visually acceptable.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

### **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. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

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.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – that: *“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.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

The property most likely to be affected by the proposal is Cote Farm Cottage, which is the only neighbouring dwelling within approximately 80 metres of the site.

The proposed front extension would not give rise to any additional impacts in terms of privacy or overlooking. The rear extension includes a narrow glazed window on the north-west elevation; however, this has been reduced in size compared to the original submission. In correspondence dated 10 November, the agent confirmed that the repositioning of the extension further from the boundary ensures there are no direct views into the neighbouring first-floor bedroom window. This relationship is clearly illustrated on the revised plans.

Officers consider the amendments and supporting justification to be reasonable and sufficient to address earlier concerns regarding overlooking. The window predominantly faces open fields and only partially overlooks the rear pathway adjacent to Cote Farm Cottage. Consequently, the proposal would not result in direct overlooking of habitable rooms or lead to the loss of private amenity space for the neighbouring property.

With regard to overshadowing and loss of light, officers raised concerns that the rear extension did not comply with the 45-degree rule used to assess overshadowing and outlook. In response, the extension has been repositioned approximately 1 metre away from the shared boundary. The amended plans now demonstrate compliance, showing a 45-degree line taken from the neighbouring property's first-floor window.

The ground-floor outshot most affected by the proposal serves as a porch, and any reduction in light or overshadowing in this area is considered negligible. Furthermore, the extension has been designed with a gabled roof

sloping down towards the neighbouring property, which helps to mitigate potential impacts on light.

The applicant's agent has also provided a shading analysis of the existing property. This demonstrates that, due to the orientation of the proposal coupled with the sunken position of the rear elevation within the site's topography, the proposal would not result in a material loss of light compared with the current situation. Officers are therefore satisfied that the development would not cause unacceptable overshadowing or harm to neighbouring amenity.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, 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. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposed development would increase the number of bedrooms on site from three to four. In accordance with the SPD, a four-bedroom dwelling is expected to provide three off-street parking spaces. While a proposed parking layout has not been submitted, a site visit confirmed that the property is set within large grounds, with a track and hardstanding area located to the front. This space is sufficient to accommodate the required parking provision, along with associated turning areas, to adequately serve the dwelling.

The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

#### **5 – Other matters:**

##### *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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

## **6 – Representations:**

None received

## **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:** 2025/92726

**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 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, Policies 1, 2 & 12 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework
  
3. The external walls and roofing materials of the two-storey rear extension and roofing materials of the single storey extension to front hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.  
**Reason:** In the interests of visual amenity and in accordance with Policies LP01, LP02, LP24 & LP57 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document, Policies 1, 2 & 12 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 and 13 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	25/1215/01a	-	03/10/2025
Existing Block Plan	25/1215/02a	-	03/10/2025
Proposed Block Plan	25/1215/05c	-	24/11/2025
General Arrangement as Existing	25/1215/03a	-	03/10/2025
General Arrangement as Proposed	25/1215/04d	-	10/11/2025
Application form	-	-	03/10/2025
Climate Change Statement	-	-	03/10/2025

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.

Concerns were raised with the applicant's agent regarding the potential impact of the proposal on the adjoining neighbour. Amended plans were received showing the extension repositioned further to the south-east, away from the neighbouring property, and the side-facing first-floor window

reduced. These revisions were considered to address the concerns raised, and the proposal was progressed to determination on the basis of the amended plans.

**Report Dated:** 24/11/2025

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