

# 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>2025/62/92738/W</b>
Site Address:	29, Sycamore Rise, Wooldale, Holmfirth, HD9 7TJ
Description:	Demolition of existing detached garage and erection of single storey extension incorporating replacement garage, including alterations to existing driveway, raised decking and associated works
Recommending Officer:	Joshua Merriman

#### **DECISION – Full Conditional 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.**

Kirsty Nicholls

***AUTHORISED OFFICER***

**Date: 25-Nov-2025**

## HOUSEHOLDER DELEGATED REPORT

<b>Application Number</b>	2025/92738
<b>Location</b>	29, Sycamore Rise, Wooldale, Holmfirth, HD9 7TJ.
<b>Proposal</b>	Demolition of existing detached garage and erection of single storey extension incorporating replacement garage, including alterations to existing driveway, raised decking and associated works.
<b>Publicity end date</b>	13/11/2025
<b>Number of representations received</b>	None.
<b>Kirklees Local Plan Allocation/Designation</b>	The application site is located within the proximity of PRow HOL/51/10, within a bat alert layer, and has had permitted development rights removed.
<b>Extension to Time (EoT)</b>	No
<b>Recommendation</b>	Conditional Full Permission

	<b>NO</b>	<b>YES</b>
<b>Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)</b>	✓	
<b>Contrary to previous decision</b>	✓	
<b>Called in by Ward Member</b>	✓	
<b>Significant number of representations received</b>	✓	

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

Holme Valley Neighbourhood Development Plan (2021);

- Policy 1: Protecting and Enhancing the Landscape Character of Holme Valley
- Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- Policy 12: Promoting Sustainability
- Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain

The application site lies within Landscape Character Area 4 (River Holme Settled Valley Floor) of the Holme Valley Neighbourhood Development Plan, the key characteristics of which are listed below:

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

	<b>YES / NO</b>	<b>SUMMARY</b>
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Holme Valley Parish Council have been consulted regarding the application but have offered no comment, deferring to Kirklees Officers.
Planning History	Yes	2012/90916 – Erection of single and two storey extension – Conditional Full Permission.
Consultations required	No	

### **Assessment**

The application seeks planning permission for demolition of an existing detached garage and erection of single storey extension incorporating replacement garage, including alterations to existing driveway, raised decking and associated works.

The proposed single storey extension is to be a wraparound extension and thus is to be assessed against the Councils House Extensions and Alterations SPD for single storey rear and side extensions.

The proposed side extension will project 2.63m from the side elevation of the existing building, with a maximum height of 4.07m, eaves height of 2.58m, and a depth of 7.67m.

The proposed rear extension will project 2.62m, with a maximum height of 3.85m, eaves height of 2.58m, and a width of 4.6m.

The rear decking proposed as part of the development will project a maximum of 1.99m from the rear elevation of the proposed rear extension, with a width of 6.96m. The floor of the decking will be level with the house with a limited height from the ground level of the garden.

The alterations to the parking area at the front of the property will see the existing driveway shortened by approximately 6m, leading to the newly placed garage at the side of the property rather than the previous garage to the rear. This is still considered to allow enough off-street parking space for the size of the dwelling.

The Kirklees SPD sets out that single storey side extensions should comply with certain parameters set out at paragraphs 5.1, 5.15, 5.16, 5.17, and 5.6 on pages 23, 24, and 28 (and listed below) and if they do not, they need to be justified.

<b>Side extensions</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
Ensure reasonable levels of natural light to the habitable rooms in neighbouring properties	As the extension is not directly located next to a neighbouring dwelling it is considered that there will be no significant impact upon habitable rooms in neighbouring properties.	
Positioning windows to minimise or avoid any potential overlook into neighbouring gardens	As all proposed windows are on the ground floor it is considered that they will not facilitate overlooking into neighbouring gardens.	
<b>Single storey side extensions should:</b>		
not extend more than two thirds of the width of the original house	The extension does not project more than two thirds of the width of the original house.	
not exceed a height of 4 metres		The side extension has a maximum height of 4.07m, which exceeds 4m, however, this is not considered to have any significant impacts on

		neighbouring properties and is thus considered acceptable and an insignificant breach in this instance.
be set back at least 500mm from the original building line to allow for a visual break		The extension is set back 350mm from the front elevation of the original house, less than the stipulated 500mm, however, is considered to provide an adequate visual break in this instance and is thus acceptable.
<b>Rear extensions should:</b>	<b><u>Yes - COMPLY</u></b>	<b><u>No - JUSTIFY</u></b>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	At least 50% of the total garden area on site will be retained.	
Be set behind the original building, and not projecting beyond the sides	The extension is completely set behind the existing building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden will remain at the North East of the site.	
<b>Single storey rear extensions should:</b>		
be in keeping with the scale and style of the original house	The extension is considered to be subservient to the host property and will be constructed using matching or sympathetic materials.	
not normally cover more than half the total area around the original house (including	At least half of the total area around the original house will remain.	

previous extensions and outbuildings)		
not exceed 4 metres in height	The maximum height of the proposal is 3.85m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties	The extension will project 2.62m, which does not exceed the 4m allocated for detached properties.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The extension will not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A gap of at least 1m will be retained to all surrounding property boundaries.	

### Design and Visual Amenity:

#### *Summary of local street scene/character:*

The application site refers to 29, Sycamore Rise, Wooldale, Holmfirth, HD9 7TJ, a two-storey detached property faced in artificial coursed stone, with a pitched gable concrete tiled roof, and white uPVC windows and brown uPVC doors. The application property lies in a relatively uniform street scene, surrounded by properties of a similar character, appearance, size, scale, and age. Furthermore, the application dwelling benefits from amenity space and a hard-standing parking area to the front, as well as garden 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.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on the Local character and street scene	<ul style="list-style-type: none"> <li>• KDP1 of the SPD</li> <li>• Policy LP24 Design (a) and (c) of the KLP</li> </ul>	As the extensions will be either set behind the building or well back from the pavement, and constructed using matching and	✓

	<ul style="list-style-type: none"> <li>Chapter 12 NPPF</li> </ul>	sympathetic materials, it is considered that there will be no significant impact upon the local character and street scene.	
Impact on original house	<ul style="list-style-type: none"> <li>KDP2 of the SPD</li> <li>Policy LP24 Design (c) and (d) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	The proposal is subservient to the original house, and the use of matching and sympathetic materials will ensure there is no impact on the character of the host property.	✓
Height, scale and massing	<ul style="list-style-type: none"> <li>KDP 1 and 2 of the SPD</li> <li>Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	The extensions are subservient to the original house with regard to height, scale, and massing.	✓
Facing materials and detailing	<ul style="list-style-type: none"> <li>KDP 9 of the SPD</li> <li>Policy LP24 Design (d) (iii) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	The wraparound extension will be faced in artificial coursed stone to match the existing building, with white uPVC windows to also match the host property and white UPVC doors and garage door to match the windows of the dwelling, however, remaining different from the current brown uPVC doors in the house. Despite the doors being a different colour, they are considered to match the character of the house well and are therefore acceptable.	✓
Roof style	<ul style="list-style-type: none"> <li>KDP 1 and 2 of the SPD</li> <li>Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>Chapter 12 of the NPPF</li> </ul>	A pitched concrete tiled roof will be used to match that of the existing building.	✓

Window proportions	<ul style="list-style-type: none"> <li>• KDP 1 and 2 of the SPD</li> <li>• Policy LP24 Design (a), (c) and (d) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	All windows proposed in the development are considered proportionate to those existing with regard to size and positioning.	✓
Accessibility for all users	<ul style="list-style-type: none"> <li>• KDP 17 of the SPD</li> <li>• Policy LP24 Design (f)</li> <li>• Chapter 12 of the NPPF</li> </ul>	Private domestic extension – no alternate access arrangements required.	✓

It is noted that there will be amendments to the existing driveway, however, these are considered minor and to have no significant impact upon visual amenity. Furthermore, the raised decking will not be largely visible from the street scene and thus is also considered to have no significant impact upon the local character and street scene.

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:

- 27, Sycamore Rise, Wooldale, Holmfirth, HD9 7TJ – Neighbouring property to the South West.
- 31, Sycamore Rise, Wooldale, Holmfirth, HD9 7TJ – Neighbouring property to the North East.

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on privacy of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> <li>• KDP 3 &amp; 4 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>	As all windows proposed in the development are to the ground floor, it is considered that these will have no significant impact upon privacy of neighbours.	✓
Impact on light and outlook of neighbours (to	<ul style="list-style-type: none"> <li>• KDP 4, 5, 6 of the SPD</li> </ul>	Given the limited scale of the extension, and the absence of a	✓

sides, rear and front)	<ul style="list-style-type: none"> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>	neighbouring property immediately to the North East of the dwelling, it is considered that there will be no significant impact on light and outlook of neighbours.	
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> <li>• KDP 5, 6 of the SPD</li> <li>• Policy LP24 Design (b)</li> <li>• Chapter 12 of the NPPF</li> </ul>	As aforementioned, due to the limited scale of the extension and their location on the application site having no neighbouring property immediately to the side, it is considered that there will be no significant impact upon neighbouring properties with regard to overbearing or overshadowing.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> <li>• KDP 7 of the SPD</li> <li>• Policy LP24 Design (b) and (c)</li> <li>• Chapter 12 of the NPPF</li> </ul>	At least 50% of the current garden space on site will be retained, which is considered to be an acceptable amount.	✓

The proposed changes to the front parking area, and rear decking space, are not considered to increase the footfall of those areas to a significant degree which impacts upon the residential amenity of neighbouring properties. Furthermore, due to their limited scale they will not impact upon neighbouring properties with regard to overbearing, overshadowing, light, and outlook.

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:

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on highway safety	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> </ul>	The extensions are set well back from the pavement and thus are	✓

	<ul style="list-style-type: none"> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	not considered to have any significant impact upon highway safety.	
Parking provision	<ul style="list-style-type: none"> <li>• KDP 15 of the SPD</li> <li>• Policy LP22 Parking (f) of the KLP</li> <li>• Chapter 12 of the NPPF</li> </ul>	Despite the side extension being placed on part of the existing hard-standing parking area, the side extension is to be used as a garage, therefore, no off-street parking will be lost and as the number of bedrooms in the dwelling will not increase as a result of the proposal, the parking provision can be deemed acceptable.	✓
Provision for waste storage	<ul style="list-style-type: none"> <li>• KDP 16 of the SPD</li> <li>• Policy LP24 Design (d) (iv)</li> <li>• Chapter 12 of the NPPF</li> </ul>	Although nothing specific is detailed within the submitted plans, it is considered that 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:**

	<b>Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF</b>	<b>Further comments</b>	<b>✓ / X / N/A</b>
Impact on trees	<ul style="list-style-type: none"> <li>• KDP 13 of the SPD</li> <li>• Policy LP24 Design (d) (i) (iv) Policy LP33 Trees</li> <li>• Chapter 12 of the NPPF</li> </ul>	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> <li>• KDP 12 of the SPD</li> <li>• Policy LP30</li> </ul>	While the site is within a bat alert layer, the nature of the	✓

	<ul style="list-style-type: none"> <li>Chapter 15 of the NPPF</li> </ul>	<p>proposal is not considered to have significant impacts to roosting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts the applicant of their private responsibilities if any signs of bats or potential to disturb those protected species are found.</p>	
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> <li>KDP 8, 9, 10 &amp; 11 of the SPD</li> <li>Policy LP51</li> <li>Chapter 14 of the NPPF</li> </ul>	<p>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.</p>	✓
Drainage and Flood Risk	<ul style="list-style-type: none"> <li>KDP 14 of the SPD</li> <li>Policy LP24 (d) (vii), LP27 and LP34 of the KLP</li> </ul>	<p>The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area.</p>	✓

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
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Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

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

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan as Existing	25035-02-P02	-	30/09/2025
Site Plan as Proposed	25035-04-P03	-	30/09/2025
Location Plan, Existing Elevations and Floor Plans	25035-01-P01	-	30/09/2025
Proposed Elevations and Floor Plans	25035-03-P03	-	30/09/2025
Application Form	-	-	30/09/2025
Climate Change Statement	-	-	30/09/2025

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:**

20/11/2025
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