

**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:	2025/62/92823/W
Site Address:	2, Paris Mews, Scholes, Holmfirth, HD9 1QU
Description:	Erection of single storey rear extension and associated alterations
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: 05-Dec-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/92823
Location	2, Paris Mews, Scholes, Holmfirth, HD9 1QU.
Proposal	Erection of single storey rear extension and associated alterations.
Publicity end date	13/11/2025
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	The application site is unallocated within the Kirklees Local Plan.
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

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

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 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	Holme Valley Parish Council were consulted regarding the application. Responded with no comment, deferring to Kirklees Officers.
Planning History	No	
Consultations required	No	

Assessment

Description of development:

The application seeks planning permission for the erection of a single storey rear extension.

The proposed single storey rear extension would project 2.63m from the rear elevation of the original building, with a maximum height of 3.6m, eaves height of 2.3m, and a width of 6.55m.

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

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
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 current rear garden area on site will be retained.	
Be set behind the original building, and not projecting beyond the sides	The extension is to be set entirely behind the existing building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden via the rear of the site will remain.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The extension is subservient to the existing building and will be constructed using matching and sympathetic materials to remain in keeping with the style of the original house.	
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 extension is 3.6m, 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 projection of the extension is 2.63m, which does not exceed the 3m allocated for semi-detached properties.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The proposal would not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge		There is no gap retained to either side boundary, however, as the neighbouring property to the North has also erected a similar extension, and the 45 degree rule has been satisfied, it is considered acceptable as there will be no significant impact upon the neighbouring property to the South.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 2, Paris Mews, Scholes, Holmfirth, a two-storey semi-detached property faced in natural stone, with a pitched tiled roof, and uPVC windows and doors. The application property is located in a relatively uniform street scene, surrounded by dwellings of a similar size, scale, character, appearance, and age. Furthermore, the property benefits from a hard-standing parking area and small amenity space 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.

	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 	As the extension is to be located to the rear of the property and will not be visible from the front, 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"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	Given the extension is subservient to the existing building and will be constructed using matching and sympathetic materials, 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 extension is subservient to the host property with regard to height, scale, and massing.	✓
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 proposal is to be faced in natural stone, with uPVC windows to both match the existing dwelling. However, there will be powder coated aluminium doors rather than existing uPVC and composite. Given these doors are to the rear of the dwelling and have no impact upon the street scene, they are considered acceptable and sympathetic in this regard.	✓

Roof style	<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 	A pitched tiled roof will be used to match the existing building.	✓
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 considered 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:

- 1, Paris Mews, Scholes, Holmfirth, HD9 1QU – Neighbouring property to the South.
- 3, Paris Mews, Scholes, Holmfirth, HD9 1QU – Neighbouring property to the North.

	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 	As there are no side windows proposed in the extension, and there are no neighbouring properties immediately to the rear of the application site, it is considered that there will be no	✓

		significant impact upon privacy of neighbours.	
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 	As 1 Paris Mews have erected a rear extension of a similar scale, and the 45-degree rule from 3 Paris Mews is satisfied, it is considered that there is no significant impact upon light and outlook of neighbours.	✓
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 existence of neighbouring extensions, and the slight set back of the application property in comparison to 1 Paris Mews, 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"> • KDP 7 of the SPD • Policy LP24 Design (b) and (c) • Chapter 12 of the NPPF 	At least 50% of the garden space on site will be retained, which is considered to be an acceptable amount.	✓

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 	As the extension is located to the rear of the dwelling and set well back from the nearest highway, it is considered	✓

	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	that 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 number of bedrooms in the dwelling will not increase as a result of the development, and the hard-standing parking area to the front will not be decreased in scale, the current parking provision is acceptable to remain.	✓
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 specific 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 	The application site is not located in an area of ecological interest.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> KDP 8, 9, 10 & 11 of the SPD Policy LP51 	Small scale domestic development to an existing dwelling. As such, no special	✓

	<ul style="list-style-type: none"> Chapter 14 of the NPPF 	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 and LP34 of the KLP 	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.	✓

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
Holme Valley Parish Council were consulted regarding the application, but offered no comments, deferring to Kirklees Officers.	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: 2025/92823

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	01a	-	14/10/2025
Existing Site/Block Layout	02a	-	14/10/2025
Proposed Site/Block Layout	05a	-	14/10/2025
Existing Elevations and Floor Plans	03a	-	14/10/2025
Proposed Elevations and Floor Plans	04b	-	28/10/2025
Application Form	-	-	14/10/2025
Climate Change Statement	-	-	14/10/2025

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. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 24/11/2025