

**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>2025/62/92850/W</b>
Site Address:	Holmleigh, 33, Southgate, Honley, Holmfirth, HD9 6NT
Description:	Demolition of existing brick porch and flat roof garage and erection of lean-to porch, detached gable roof garage and external alterations (within a Conservation Area)
Recommending Officer:	Molly Storer

**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: 02-Feb-2026**

## **Officer Report**

### **Site Description**

33 Southgate is situated immediately outside of Honley village centre. The property is a detached Victorian house built in traditional style and using natural walling stone with blue slate for the roof covering. Along the street external materials are consistent, however windows and doors vary in form, colour and materials. 33 Southgate has maintained its original colour pallet and styles, with the exception of the front porch and side garage. These later additions are of poor quality and condition. Furthermore, they are in sharp contrast to the house and area at large.

### **Description of Proposal**

#### *The Scheme*

The application is seeking planning permission for the demolition of an existing brick porch and flat roof garage and erection of lean-to porch, detached gable roof garage and external alterations (within a Conservation Area).

#### Lean-to porch:

This will involve the removal of the existing dilapidated front porch, to be replaced with a lean-to-style porch, again built using the natural stone and blue slate to match the existing house.

This will extend 1.5m and have a width of 3m. It will have a height to the eaves of 2.2m and an overall height of 3m.

#### Detached gable roof garage:

This will involve replacing the existing artificial stone flat roof garage with a stone-built gable end garage, built using the same materials and style of the main house.

This will have a footprint of 9.2m x 4.4m, it will have a height to the eaves of 2.2m and an overall height of 3.6m.

#### External alterations:

External alterations will involve the opening of a full-height rear window to gain direct access to the gardens.

### **History of Negotiations / Amendments Received**

Following discussions with KC Conservation and Design the agent was contacted to seek amendments to incorporate bigger sheets of glass rather than small panes to the northeast elevation (where external alterations create

access to the rear garden) to keep with the character of the original windows. The agent responded with amended plans to show this.

### **Relevant Planning History**

None.

### **Representations**

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (December 2024).

The application has been publicised as affecting the setting of a conservation area, on the Council's website, by site notice and by press advertisement. The expiry date of the publicity period was 5<sup>th</sup> January 2026.

No representations received.

### **Consultation Responses**

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Conservation & Design (Informal) – Bigger sheets of glass should be incorporated rather than small panes to the northeast elevation (where external alterations create access to the rear garden) to keep with the character of the original windows.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

Holme Valley Parsh Council – No comment.

### **Allocation and Policy**

The site is allocated in Honley Conservation Area within the Kirklees Local Plan (adopted 2019).

The following legislation, policy and guidance is considered relevant to the determination of this application:-

#### *Kirklees Local Plan*

LP1 Achieving Sustainable Development  
LP2 Place Shaping  
LP21 Highway and Access  
LP22 Parking  
LP24 Design  
LP30 Biodiversity and Geodiversity  
LP35 Historic Environment

## LP51 Protection and Improvement of Local Air Quality

### *Holme Valley Neighbourhood Development Plan*

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies within the plan relevant to the consideration of this application are listed as follows:-

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 3 – Conserving and Enhancing Heritage Assets

Policy 12 – Promoting Sustainability.

Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

The application site is located in Landscape Character Area 6 (Honley Village Centre) of the Holme Valley Neighbourhood Development Plan.

### *National Policies and Guidance*

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 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.

Chapter2 Achieving sustainable development

Chapter12 Achieving well-designed places

Chapter14 Meeting the challenge of climate change, flooding and coastal change

Chapter15 Conserving and enhancing the natural environment

Chapter16 Conserving and enhancing the historic environment

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

### *Supplementary Planning Documents / guidance*

Kirklees Highway Design Guide (adopted November 2019)

House Extensions & Alterations SPD (adopted June 2021)

Holme Valley Neighbourhood Development Plan – December 2021

The Biodiversity Net Gain Technical Advice Note

### *Legislation*

The Town & Country Planning Act 1990 (as amended).  
The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990  
The Planning and Compulsory Purchase Act 2004.  
The Conservation of Habitats and Species Regulations 2017

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 of 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
1. Impact upon the character and appearance of the area (including impact upon historic environment)
2. Impact upon residential amenity
3. Impact upon highway safety
4. Climate Change
5. Other matters – e.g. trees/ecology (e.g. bats)
6. Representations
7. Conclusion

### **1 – Principle of Development**

The site is without notation on the Kirklees Local Plan. 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 of the Kirklees Local Plan sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

In terms of extending and making alterations to a property Policy LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design, including the adopted Kirklees Supplementary Planning Document on House Extensions (SPD).

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- Principle 1 – that “extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area and the street scene.”
- Principle 2 – that “extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.”

With specific regard to the House Extensions and Alterations SPD the other key designs principles for consideration are:

- 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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

The key assessment for this application will be the design of the development and its impact on the character and appearance of the local area. The impact of the development on visual amenity, heritage, residential amenity, highway safety and all other material planning considerations will be assessed below.

**2 – Impact on character and appearance of the area (including impact upon historic environment):**

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive. Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’*.

Policy 1 of the Holme Valley Neighbourhood Development Plan sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), in this case Honley Village Centre (LCA 6).

Policy 2 of the Holme Valley Neighbourhood Development Plan 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.

In terms of the impact of the scheme on the Conservation Area, Section 72 of the Listed Buildings & Conservation Areas Act (1990) is relevant and requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the appearance or character of the Conservation Area. This is mirrored in Chapter 16 of the National Planning Policy Framework and also LP35 of the Kirklees Local Plan.

Section 5.2 of the Council’s adopted SPD relates to front extensions. Paragraph 5.14 states:

Single storey extensions on the front of a house 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;
- The extension is small, subservient to the original building, well designed and would not harm the character of the original house or the area;
- The materials and design match the existing features of the original house;
- The extension would not unreasonably affect the neighbouring properties

The porch extension would be small in terms of size and scale and would be well set back from the highway behind a large boundary wall. It would have a limited overall height of 3m and would replace the current unsympathetically

designed porch. It would be set away from neighbouring properties and is therefore considered acceptable.

Section 5.6 of the Council's adopted SPD relates to outbuildings. Paragraph 5.30 states outbuildings should normally:

- be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;
- be set back behind the building line of the original building so that they do not impact on the street scene;
- preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost.

The replacement garage would be larger than existing. However, it is considered that it would appear subservient to the existing property due to the large plot. The overall height would not exceed the eaves height of the original property. Due to the garage being built on a similar footprint as existing, no further garden space would be utilised and it would be set significantly back from the front of the property. Therefore, this element is considered acceptable. Historic Environment.

The design and heritage statement sets out that the garage would replace the existing artificial stone flat roof garage with a stone-built garage using the same materials and style of the main house and the porch would replace an existing depilated front porch which will be rebuilt using the natural stone and blue slate to match the existing house. This is seen as an improvement to the design which would protect and enhance the Conservation Area.

Following discussions with KC Conservation and Design the agent was contacted to seek amendments that would incorporate bigger sheets of glass rather than small panes to the northeast elevation (where external alterations create access to the rear garden) to keep with the character of the original windows. The agent responded with amended plans to illustrate this. The amended plans are considered to comply with heritage policy and are an improvement to that originally submitted.

In conclusion the development is not considered to harm the significance of the setting of the Conservation Area and therefore the works would comply with Policy LP35 of the Kirklees Local Plan and policies within Chapter 16 of the NPPF. In addition, it would also not have a detrimental impact on the character, appearance or visual amenity of the street scene along Southgate. The proposal would therefore accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF.

### **3. Impact on Residential Amenity**

Sections B and C of LP24 states that alterations to existing buildings should:

*“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”*

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

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 recommendations of Paragraphs 5.1, 5.14, and 5.6 are set out in the ‘Principle’ section of this report.

The properties in nearest proximity to the development are 31a Southgate to the northwest and 35 Southgate to the southeast.

With regard to No.31a, the garage would be screened by the existing property and the porch would replace the existing porch. There would be no windows within the side elevation of the porch, and it would maintain a separation distance of ~6m.

With regards to No.35, the garage whilst adjacent to the site boundary, would be screened from this property by a high brick wall which runs along the boundaries of this property. The garage would replace an existing structure and would have no windows facing in the direction so this property.

Therefore, it is considered that there would be no significant undue overlooking, overbearing or overshadowing as a result of the scheme.

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, and Paragraph 135, of the National Planning Policy Framework.

#### **4. Impact on Highway Safety**

Policies LP21 and LP22 of the Kirklees Local Plan and 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.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

As the property currently has sufficient off-street parking provision, and the number of bedrooms at the property will not increase as a result of the proposal, it is considered that the parking provision at the dwelling is acceptable to remain as current. Furthermore, the proposal will have no significant impact on highway safety.

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. Climate Change**

On 12th 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 predates 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 scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

## **6. Other Matters**

### *Impact upon Ecology*

Chapter 15 of the National Planning Policy Framework is 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. Whilst it is acknowledged that the site is located within an identified bat roosting area, the proposals are relatively modest, and in this case being for a single storey extensions would not impact upon the existing roof space which has the potential for providing a roost for bats. Therefore it is considered unlikely that the proposals would have a significant impact on the bat population. An informative would be included making the applicant aware that if bats are discovered on site during the works, any development shall cease, and the applicant is advised to contact Natural England for advice on how to move forward. Subject to informative the proposal is considered to be acceptable in this regard.

## **7. Representations**

No representations have been received.

## **8. 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

**Recommendation**  
**PERMISSION**

**CONDITIONAL FULL**

**Decision Authorisation: Delegated Powers**

**Application Number:** 2025/92850

**Officer Recommendation:** Conditional Full Permission

### **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).

1. 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

**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>
Location Plan, Existing Site Plan, Elevations and Floor Plans	3644 (0-) 03	-	13/10/2025
Proposed Site Plan, Elevations and Floor Plans	3644 (0-) 04	A	27/01/2026
Heritage Statement			14/10/2025
Climate Change Statement			13/10/2025
Application Form			13/10/2025

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. Following discussions with KC Conservation and Design amended plans were submitted to address concerns in relation to elements of proposed glazing.

**Report Dated:** 27<sup>th</sup> January 2026