

**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:	2025/62/93010/W
Site Address:	7, Vicarage Meadows, Holmfirth, HD9 1DZ
Description:	Erection of single storey extension to rear and demolition of existing conservatory
Recommending Officer:	Molly Storer

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.

Emma Thompson

AUTHORISED OFFICER

Date: 18-Dec-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/93010
Location	7, Vicarage Meadows, Holmfirth, HD9 1DZ
Proposal	Erection of single storey extension to rear and demolition of existing conservatory
Publicity end date	5 th December 2025
Number of representations received	None Holme Valley Parish Council – No comment
Kirklees Local Plan Allocation/Designation	Unallocated on 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
- **LP 51** – Protection and improvement of air quality

Holme Valley Neighbourhood Development Plan (HVNDP):

- 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.

Landscape character area LCA 4: River Holme Settled Valley Floor

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 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking

- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	No	
Planning History	Yes	<p>2001/90313 – Erection of twelve detached dwellings with integral garages – Section 106 reserved matters.</p> <p>2025/92548 - The proposal is for erection of single storey rear extension. The extension projects 6.19m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 2.68m – Refused.</p> <p>Reason: The proposed extension cannot benefit from a general planning permission under Article 3(1) and Schedule 2, Class A, Part 1 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) as the development would be contrary to condition 8 of planning permission reference 2001/90313 and thus not permitted by virtue of Article 3(4) of the same Order.</p>
Consultations required	No	

Assessment

Description of development:

The application seeks permission for of a single storey extension to rear and demolition of existing conservatory. The extension would project 6.2m from the rear and have a width of 5.8m. The roof form will be a hipped roof following on from the existing roof with an overall height of 4m. Construction materials proposed are coursed natural sandstibe and concrete tiles to match the existing property.

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	Yes – the garden area to the rear and the amenity space to the front would be retained.	
Be set behind the original building, and not projecting beyond the sides	Yes – the extension would be set behind the original side elevations.	
Maintain external access to the rear garden	Yes – access will be maintained to the rear garden.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The footprint of the proposal is considered to be in scale with the existing dwelling. The host is of a scale that the extension will not appear disproportionate. Further, although the extension is relatively large conservatory with a maximum projection of 3.6m will be removed as part of the proposal. Although, the proposed	

	extension will have a larger width and will extend 2.5m beyond this, the additional built form proposed is not considered to be out of keeping. The extensive glazing from the conservatory will be removed and replaced with stone which will be more in keeping with the original property.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	Yes – does not cover more than half of the total area around the original house	
not exceed 4 metres in height	Yes – it does not exceed 4 meters in height	
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		No - the projection from the rear wall is 6.2m. However, there is an existing conservatory which has been in place since the property was built around 2001 as shown on aerial imagery. The removal of this and being replaced with the 6.2m extension although bigger in width and projection it is concluded that it would not have such a significant impact to justify refusal.
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters		No – hipped design with an eaves height of 2.8, considered acceptable as there is a limited overall height.
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	Yes – the extension would retain a gap of more than 1m to No.9 to the south and No.5 to the north.	

Design and Visual Amenity:

LCA 4: River Holme Settled Valley Floor:

The River Holme flows in its valley from Holmbridge through Hinchliffe Mill and Holmfirth to Thongsbridge. Mixed semi-natural woodlands are found in places along the river with further woodland pockets on the valley sides. Above the settled valley floor, the upper slopes are characterised by pastoral fields divided by stone walling.

Summary of local street scene/character: :

The site refers to 7 Vicarage Meadows, a single storey detached property located within an area without notion within the Kirklees Local Plan. The property is constructed from sandstone and has a tiled hipped roof. The property is situated within a residential road with properties of a similar age and style. The site benefits from a driveway to the front, integral garage and amenity space to the rear.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on the Local character and street scene	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF • Policy 1 & 2 of the HVNDP 	Limited views from public vantage points as will be located to the rear and a ~1.8m high timber fence/hedge surrounds the sides and rear of the property. The extension is a distance / design such that it is concluded to have an acceptable impact upon the street scene.	
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP 	Considered to be acceptable on the basis of being single storey and constructed from matching materials as well as the removal/replacement of the existing conservatory.	

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 • Policy 1 & 2 of the HVNDP 	Single storey and approximately half the width of rear elevation – appears proportionate when viewed from side elevations and the roof ridge is lower than that of the overall height of the existing single storey property.	
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP 	Materials to match – sandstone to match existing for the walls with concrete tiles. It is recommended this is secured by inclusion of an appropriately worded condition.	
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 • Policy 1 & 2 of the HVNDP 	Simple hipped roof design considered acceptable.	
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF • Policy 1 & 2 of the HVNDP 	No openings are proposed to the north facing side elevation. The proposed south side elevation includes full length windows and the rear elevation also has one full length window. This is considered an improved design from the extensive glazing on the existing conservatory.	
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 alterations to general access arrangements	

	<ul style="list-style-type: none"> • Policy 1 & 2 of the HVNDP 		
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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:

5 Vicarage Meadows – property located to the north – impact to this property will be assessed below.

9 Vicarage Meadows – property located to the south – with regards to any overbearing/overshadowing impact, the extension will maintain a separation distance to the boundary of this property of 7.2m. With the extension also being single storey in height it is not considered that the extension would cause any significant harm in this regard. With regard to privacy, although there would be full length windows facing in the direction of this property, this is not considered to cause any further significant harm than the existing conservatory which currently has glazing in this elevation. A 1.8m fence exists along the boundary to screen these windows.

	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 • Policy 2 of the HVNDP 	There are no openings within the north side elevation of the extension. The openings located within the rear elevation would have no material impact on privacy given that these would be at ground floor level. Furthermore, due to the existing conservatory having extensive glazing it is considered that the proposal would not cause any more impact than that which already exists.	✓
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) 	Although the proposed extension is close to the boundary with No.5, this property has an existing outbuilding which runs	✓

	<ul style="list-style-type: none"> • Chapter 12 of the NPPF • Policy 2 of the HVNDP 	<p>along the shared boundary with No.7. The extension would maintain a 1.1m gap to the shared boundary and would only extend 1.5m beyond No.5's outbuilding. Furthermore, in any case there is an existing ~1.8m fence between the properties which will mitigate the impact of the extension as well as the outbuilding screening the extension.</p> <p>Therefore it is considered that the additional impact to this property in terms of overbearing/loss of light will not be significant.</p>	
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 • Policy 2 of the HVNDP 	Acceptable level of remaining garden space	✓

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 	N/A	N/A

	<ul style="list-style-type: none"> Chapter 12 of the NPPF Policy 11 of the HVNDP 		
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 Policy 11 of the HVNDP 	Property hosts a driveway to the rear – no additional bedrooms proposed and existing parking arrangements would be unaffected. As such the proposal is considered in this respect.	✓
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 	None shown on plan however sufficient space within site boundary	✓

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 	N/A	N/A
Impact on ecology	<ul style="list-style-type: none"> KDP 12 of the SPD Policy LP30 Chapter 15 of the NPPF Policy 12 of the HVNDP 	While it is within a bat alert layer, the small scale alteration to the host would not have significant impacts to roosting potential. It is recommended that	✓

		a bat informative be attached to notify the applicant of their private responsibilities if any signs of bats or potential to disturb those protected species are found.	
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF • Policy 12 of the HVNDP 	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.	✓
Drainage and Flood Risk	<ul style="list-style-type: none"> • KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 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
None		N/A

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: 2025/93010

Officer Recommendation: Approve

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, Key Design 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 walling materials of the extension hereby approved shall in all respects match those used in the construction of the existing building and retained thereafter.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of 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
Existing and Proposed Location Plan	25.010(2-)001	-	03/11/2025
Existing and Proposed block plans	25.010(2-)002	-	29/10/2025
Climate change statement	-	-	03/11/2025
Application form	-	-	29/10/2025

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 2025 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: 19th December 2025