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:	**2025/62/93128/W**
Site Address:	463, New Mill Road, Brockholes, Holmfirth, HD9 7EG
Description:	Erection of extensions and alterations to dwelling and creation of vehicular access, associated retaining walls and private drive
Recommending Officer:	Jennifer Booth

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: 5-Feb-26

OFFICER REPORT

Site Description

463 New Mill Road is a detached bungalow in an elevated position above the highway. Current access is pedestrian only with steep steps up to the level of the property. The site has been cleared of vegetation and the dwelling is in poor condition.

There are no properties to the front or rear of the dwelling. The land to the north is currently cleared with permission for two dwellings. There is a similar bungalow to the south.

Description of Proposal

The applicant is seeking permission to extend the property upwards with a side extension and a rear extension with roof terrace. The scheme also includes excavation works to form a drive.

The new first floor will be constructed off the existing external walls of the ground floor following the removal of the existing roof. The front would also include extending the existing bay windows up through the new first floor and creating a central gabled feature.

The side extension would be set back 3.8m from the front wall with a projection of 5.2m with a garage accessed on the new lower level, high level windows to serve the garage and a smaller first floor element with a width of 2.7m. The roof forms would be pitched.

The rear extension is proposed to project 7m from the original rear wall with a width of 8.5m across part of the original house and part of the side extension with a roof terrace formed over.

The walls would be brick for the ground floor and rendered with a cream colour with stone features at first floor and the roof would be covered with blue slate.

The plans also show the formation of a drive.

Relevant Planning History

None

Representations

The application was advertised by site notice, which expired on 15/12/2025

As a result of the above publicity, no representations have been received.

Consultation Responses

K.C. Highways DM – informal discussion to confirm that the agent spoke with highways prior to submission and the works are in line with their discussions.

Policy

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).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map

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.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** - Design
- **LP 30** – Biodiversity

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

The site falls within the Holme Valley Neighbourhood Development Plan and is within an associated landscape character area 7 – River Holme Wooded Valley.

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, and 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.

- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

Principle of development:

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP 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 NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions & Alterations SPD and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

Impact on visual amenity:

Key Design Principle 1 of the House Extensions & Alterations SPD does state 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. Furthermore, Key Design Principle 2 of the House Extensions & Alterations SPD goes onto state 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 details.

Furthermore, Policy 1 of the Holme Valley Neighbourhood Development Plan (HVNDP) sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA 8, detailed in the 'Policies' section of this report). Policy 2 of the HVNDP 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.

The proposal seeks to raise the roof to create a first floor, construct single- and two-storey side extensions, add a single-storey rear extension with a terrace above, and form a new driveway. Collectively, these elements represent a comprehensive transformation of the existing dwelling, which has been assessed as a cohesive scheme.

The proposed development would introduce cumulative changes that would significantly alter the character and scale of the existing property. The scheme proposes a brick-built ground floor, reflecting the materials of the existing bungalow, with a rendered first floor finished in an off-white colour. This is complemented by stone detailing and feature glazing to the front elevation, providing visual interest and articulation. While these changes represent a notable departure from the original form, the dwelling is elevated above road level and is located within a varied streetscape characterised by a mix of property types and scales with a varied palette including stone, brick and render. Furthermore, planning permission has been granted for four-storey dwellings on the adjacent site, which establishes a clear precedent for larger forms of development in the immediate context. Although a site section or street scene has not been submitted, it is considered that, when viewed in this context, the proposed alterations would integrate with the surrounding built form in an acceptable manner, resulting in a coherent and visually balanced streetscape.

Having taken the above into account, the proposals would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

There are no properties to the rear which could be affected by the works proposed. Whilst there are no dwellings to the front at present, there is

permission for a residential development on the opposite side of the road. However, given the topography, any dwellings would be set at a significantly lower level with a main road between and as such the works proposed would be unlikely to impact on the possible new dwellings.

The land to the north side has permission for the erection of two dwellings with the previous dwelling on the site being cleared in preparation. When built, there would be a four storey dwelling adjacent. The bedroom windows in the side elevation, on the ground floor exist at present giving no further opportunity for overlooking. Given the topography of the site, the proposals would not have any significant potential to harm the speculative occupants of the adjacent site.

Impact on 465 New Mill Road

The adjacent dwelling to the south occupies a position some 9m from the existing bungalow. The extensions proposed would reduce this space and increase the massing. However, there would still be some separation and the development closest to the shared boundary would be lower level and the neighbour has limited openings in the side elevation. Given the topography and spatial relationship, the works proposed would have limited impact in terms of overbearing or overshadowing. There would be a new bedroom window in the side wall of the rear extension. However, this is at ground floor level looking towards the substantial boundary treatment. The roof terrace would be set away from the boundary.

With regards to the impact on the adjacent 465 New Mill Road, the scheme has been considered in terms of KDP3 – privacy, KDP5 – overshadowing and KDP 6 – overbearing impact of the House Extensions & Alterations SPD, policy LP24 of the KLP c) in term of minimising impact on neighbouring occupiers and advice within chapter 12 of the NPPF and the proposals are considered to be acceptable.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions & Alterations SPD and Chapter 12 of the National Planning Policy Framework.

<u>Impact on highway safety</u>:

The proposal includes the formation of a driveway with associated parking provision. This aspect has been discussed with the Highways team prior to submission, and no objections have been raised. The proposed arrangement is considered to improve accessibility and convenience for the property, reducing reliance on on-street parking and thereby enhancing overall highway safety. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local

Plan along with Key Design Principles 15 & 16 of the House Extensions & Alterations SPD.

Other matters:

Biodiversity

After a visual assessment of the building by the officer, it appears that the building is in good order, well-sealed and unlikely to have any significant bat roost potential. Even so, a cautionary note should be added that if bats are found during the development, then work must cease immediately, and the advice of a licensed bat worker sought.

Carbon Budget

The proposal is a small scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

There are no other matters for consideration.

Representations:

None

Negotiations:

None

Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

The dwelling shall be completed with an off white render.

Conclusion:

This application for extensions and alterations to 463 New Mill Road has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposals are considered to be acceptable.

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.

As set out above, 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: 2025/93128
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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of the National Planning Policy Framework.

3. The development hereby approved shall be completed in accordance with the details shown on drawing reference 23/922/05e, using brick to match the original house on the ground floor and render at first floor which shall be an off white finish. The materials shall be retained thereafter.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions & Alterations SPD and the aims of 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 41 of the Conservation of Habitats and Species Regulations 2010. 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.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration,

repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays
08.00 and 13.00hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location plan	01a	1114194	12/11/2025
Block plan	02b	1114195	12/11/2025
Existing plans	03a	1114196	12/11/2025
Proposed site plan	06b	1114199	12/11/2025
Proposed floor plans	04d	1114197	12/11/2025
Proposed elevations	05e	1120915	07/01/2026
Planning statement	-	1114201	12/11/2025
Climate change statement	-	1114200	12/11/2025

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 Planning 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.

As the submitted plans were considered to be acceptable only clarification as to materials were sought.

Report Dated 23/12/2025