

**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:	2025/62/93208/W
Site Address:	Copley House Farm, Slaithwaite Road, Meltham, Holmfirth, HD9 5PT
Description:	Removal of existing porch and erection of single storey front extension, including conversion of garage to habitable accommodation and associated alterations
Recommending Officer:	Joanna Rednall

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.

John Holmes

AUTHORISED OFFICER

Date: 04-Feb-2026

The Site

Copley House Farm is a detached farmhouse forming part of a group of detached and terraced properties accessed via Slaithwaite Road in the Meltham area of Holmfirth. The site sits forward of the linear group of buildings on the south side, facing southeast towards Meltham. The site benefits from a driveway and lawned garden to the front.

The building is not listed and is not within a Conservation Area, however it is designated Green Belt in the Kirklees Local Plan map.

The Proposal

The applicant is seeking planning permission for removal of existing porch and erection of single storey front extension, including conversion of garage to habitable accommodation and associated alterations.

The front extension projects 3.6 m forward of the south-east facing elevation and measures 6 m in width and 4.2 m in height. It is designed with a lean-to roof and finished in coursed natural stone with sawn stone ashlar detailing to match the existing house. The roof is covered with stone slates and incorporates six rooflights.

Glazing is proposed on the front and side elevations, comprising three full-height windows and a pair of patio doors. Each side elevation would also feature one full-height window.

The garage footprint would remain unchanged, but it would be converted into a bedroom with an en-suite. External alterations are limited to two new window openings.

History of Negotiations

Officers raised concerns regarding the proposed openings, noting that they did not reflect the design of the original house. The applicant's agent submitted a design justification statement on 21st January 2026, which is considered and addressed in the Officer Report.

Planning History

Relevant planning history for this site is summarised as follows:-

96/92652: Erection of garage extension – Conditional full permission

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 19th December 2025.

No representations were received as a result of the publicity.

Parish/ Town Council Comments

Meltham Town Council: Noted.

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

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).

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP57 The extension, alteration or replacement of existing buildings

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16th 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.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters:

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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

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.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon visual amenity
3. Impact upon residential amenity
4. Impact upon highway safety
5. Other matters
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 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

Land allocation – Green Belt

The site is designated Green Belt on the Kirklees Local Plan. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the exceptions set out in paragraph 154 and 155.

Within paragraph 154 the exception listed at part c) is for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy LP57 of the Kirklees Local Plan sets out that the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

“a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;

c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard surfacing, curtilages and enclosures and means of access; and d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.”

The proposal would remove the existing entrance porch, measuring around 3m x 1.6m x 4m in height. The proposed extension would be larger than this existing extension, measuring 3.6m x 6m x 4.2m in height. The property also benefits from a garage extension to the side, therefore the building as it currently stands is not original and has benefitted from enlargements over time.

In this instance, officers consider that the proposal would result in a balanced and subservient form of development. Although the proposed extension would introduce a greater increase in volume than the previously existing front porch extension, it would nonetheless read clearly as a subordinate addition to the

main dwelling. Its limited width, together with a lower ridge height, would ensure that the original house retains visual dominance. Therefore, when taking into account the existing extensions at the site, the proposal would appear visually proportionate to the original dwelling and would ensure that the host building remains dominant in all respects.

Furthermore, the proposed detailing reflects the proportions and architectural character of the host property, and the materials would match those of the existing dwelling. During the course of the application, officers raised concerns with the applicant regarding aspects of the design. However, these matters are addressed in the visual amenity assessment in Section 2 of this report. On this basis, the proposal is considered to accord with the aims of Policy LP57(d) of the Kirklees Local Plan, which seeks to ensure that extensions are sympathetic to the scale, design, and materials of the original dwelling.

Due to these reasons, it is concluded that the extent of the additions assessed cumulatively are visually subordinate to the original dwelling and would not detract from the Green Belt setting. In relation to Policy LP57, given that the proposal is considered to constitute a proportionate addition to Copley House Farm, and no additional hardstanding appears to be proposed, it is not considered that the proposal would cause greater harm to the openness than existing development. In addition, as will be discussed below in the visual amenity section, the design of the proposal is also considered to be acceptable within the Green Belt setting. The proposal is therefore considered to be in accordance with Policy LP57 of the Kirklees Local Plan.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Section 5.2 of the Householder SPD relates to front extensions. Section 5.14 provides the following guidance:

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

In this case, the proposal is set back approximately 16 metres from the highway and would be well screened by the existing wall and hedging that separate the site from Slaithwaite Road. As set out in the principle section above, officers consider that, by reason of its modest scale, the proposal would represent a subservient addition to the original building given the context it would be sited and viewed. During the course of the application, officers raised concerns with the applicant's agent in relation to aspects of the design of the extension, including the window arrangement, and a design justification was subsequently submitted in response.

Firstly, the agent advises that although the extension would be positioned on the front elevation, being the only feasible location for development at Copley House Farm, it would not be prominent in terms of wider visibility. Additional images have been included within the justification, which demonstrate that when approaching the property along Slaithwaite Road, only the roofline of the extension would become visible above the existing boundary treatments. The rooflights would also be of limited prominence and would have a negligible visual impact.

With regard to the design of the extension, and in response to officer concerns relating to the windows, the applicant's agent has provided the following justification:

- Maximising key views: The property benefits from uninterrupted views to the south. The proposed glazing is intentionally designed to allow these views to be fully appreciated from the new extension, enhancing the enjoyment and usability of the space.
- Improving natural daylight: The existing lounge, proposed to be repurposed as the kitchen-dining family room, is currently a dark space that relies heavily on artificial lighting. The extension, together with the carefully positioned rooflights, has been specifically designed to admit high levels of natural light into the new accommodation and through to the existing room. This reduces reliance on artificial lighting, supports

sustainable design principles, and promotes a healthier living environment.

- Avoiding poor-quality, oppressive design: Reducing glazing to create a more solid “box-like” structure on the front elevation would result in a heavy, visually dominant form that would neither represent good design practice nor contribute positively to residential amenity.
- Replacing previous add-ons: The proposed extension replaces the existing porch, an incongruous, non-original addition, and the existing bay window, which itself does not follow the proportions or detailing of the other windows on this part of the elevation. The proposal therefore provides an opportunity to rationalise and improve the architectural coherence of the façade.
- High-quality detailing in keeping with the host dwelling: The extension has been designed with close attention to the architectural language of the existing property, incorporating water-tabling, stone corbels, a stringcourse detail, and ashlar mullions, heads, and cills. These features ensure that the proposed glazing sits comfortably within a well-considered and contextually appropriate design.

Taking the above into account, and noting that the proposal would replace an existing porch with a more visually cohesive addition, officers consider that, on balance, the proposal would result in an acceptable visual appearance. The development would allow increased levels of natural light and would be largely screened from public vantage points. Overall, the scale would remain subordinate to the original dwelling and would not appear unduly out of keeping or incongruous on the principal elevation when assessed in the context of the host property.

In respect of the garage conversion, the existing double garage doors would be replaced with infill walling incorporating ashlar string course detailing to reflect the design of the proposed front extension. Two windows are proposed on the front elevation and due to their proportions and the use of matching materials, would appear in keeping with the host dwelling and would result in an acceptable visual impact.

It is considered that, given the detail included in the submitted plans in relation to materials of construction, detailing that matching materials would be used, on the basis any approval is subject to condition the development is undertaken in accordance with the submitted plans, the proposal would be acceptable in terms of construction materials.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. 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.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

The proposal is located to the front of the dwelling and would not face any neighbouring properties at close proximity. The outlook would be over the front garden and driveway of Copley House Farm, where there are no nearby neighbouring dwellings.

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 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within 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.

The proposal would result in the loss of the existing garage; however, the internal dimensions of the garage do not meet the minimum standards required to accommodate a parking space. As such, it is not considered that the proposal would result in a significant loss of parking provision. The development would not increase the number of bedrooms, which would

remain at four. Officers therefore consider that the existing level of hardstanding to the front of the property would provide sufficient provision for off-street parking and turning to serve the dwelling.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

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 – Other matters:

Ecology

Chapter 15 of the National Planning Policy Framework are 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. The site is not within a bat alert layer and would fall under the householder exemption from a BNG uplift. The proposal is therefore concluded to have an acceptable impact in this regard.

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 pre-dates 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 modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application. The development would need to adhere to building control standards to gain building regulations approval and this is considered to be sufficient mitigation in terms of thermal efficiency improvements to the building.

6 – Representations:

None received

7 – 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

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/93208

Officer Recommendation: Approve

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).

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 & LP57 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, 13 and 14 of the National Planning Policy Framework

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Block plan as existing	25045D-05-P01	-	19/11/2025
Block plan as proposed	25045D-06-P01	-	19/11/2025
General arrangement as existing	25045D-01-P01	-	19/11/2025

Plan Type	Reference	Version	Date Received
General arrangement as proposed	25045D-03-P02	-	19/11/2025
Design Statement dated 19 th November 2025	25045	-	19/11/2025
Design Justification Statement dated 19 th January 2026	25045	-	21/01/2026
Climate Change Statement	-	-	19/11/2025
Application Form	-	-	19/11/2025

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 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. Officers raised concerns regarding the proposed openings, noting that they did not reflect the design of the original house. The applicant's agent submitted a design justification statement on 21st January 2026, which has been considered and addressed in the Officer Report.

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