

**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:	2025/62/93530/W
Site Address:	Highfield, Green Cliff, Honley, Holmfirth, HD9 6JN
Description:	Erection of first floor and front extensions (within a Conservation Area)
Recommending Officer:	John Holmes

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: 16-Feb-2026

Officer Report – 2025/93530

Site Description

The application site is located in a cul-de-sac in an elevated position when viewed from Green Cliff. The site is enclosed by a stone wall and security gate and two properties are enclosed within the boundary. Due to the slope of the land the dwelling is two-storey from the road frontage and single storey at the rear. The application site is partially screened by the existing landscaping and a stone wall.

There is a variation of levels on site. To the north west the site slopes down to Green Cliff from which the existing vehicular access to the application site is taken. The dwelling is set up from properties to the west and north east on Green Cliff and down from 'Kirkside' to the south east.

The site lies within the Honley Conservation Area and there are several Tree Preservation Order's (TPO's) on individual trees within the site to the west and south are protected

Description of Proposal

The Scheme

The application is seeking planning permission for the erection of first floor and front extensions (within a Conservation Area)

The proposal would see an extension above an existing terrace and the raising of the height of the eaves and ridge of the roof. Amendments to the roof would form part of the development. Specifically, the proposal would see the following:

- Eaves height of 7m and ridge height of 9.4m when measured from the front (currently 5.1 and 7.5).
- Extension above an existing terraced area, which would be set slightly behind the frontmost part of the building (by 0.5m).
- Raising rear eaves to 4.3m and 6.7m (currently 2.6m / 5.1m)
- Rear elevation – Addition of first floor windows and roof lights
- South western (side) elevation – addition of 2 windows and roof lights to roof slope
- North eastern (side) elevation – addition of first floor window and roof lights
- Front elevation – addition of first floor and second floor windows with the first floor openings being full height openings.

The existing terrace would be enclosed and accessed via the first floor openings.

Relevant Planning History

The most relevant planning history relates to the following planning applications

2025/92278: Raising of the roof height and erection of extension to create additional storey (within a Conservation Area) - Conditional Full Permission

2024/93548: Erection of two storey front extension with terrace and associated external alterations (within a Conservation Area) 2014/93890: Raising of roof height to create living accommodation and erection of dormer windows (within a Conservation Area) - Conditional full permission.

2012/91235 – Erection of single storey extension – Granted

2011/91841 - Certificate of Lawfulness for proposed use for erection of single storey rear extension (Within a Conservation Area) – Refused

2011/93319 - Certificate of lawfulness for proposed erection of garage (Within a Conservation Area) – Granted

2011/90965 – Raising roof & walls to form 1st floor accommodation and formation of side entrance porch & re-modelling of existing windows (within a conservation area) – Granted

2009/92979 – Erection of detached dwelling with integral garage in the south west section of the garden– Granted at Sub-Committee January 2010

2009/90172 – Erection of porch to front elevation, formation of stepped access to terrace, blocking of side window, installation of new front window – Granted

2007/94126 – Demolition of existing dwelling and erection of 3 no. detached dwellings with integral and detached garages – Refused at Sub- Committee in February 2008 on grounds of impact on neighbouring property and inadequate access. An appeal against this refusal was dismissed in October 2008.

2007/92524 – Conservation Area consent for demolition of existing dwelling – Consent Granted

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter

The application has been publicised as affecting the setting of a conservation area on the Council's website, site notice and by press advertisement. The expiry date of the publicity period was the 13th February 2026.

No letters of representation have been received.

Consultation Responses

None

Allocation and 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 within the Honley Conservation area on the Kirklees Local Plan. It is within a Bat Alert layer and within a Low Risk Coal area.

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

Kirklees Local Plan

- LP 1 – Presumption in favour of sustainable development
- LP 2 – Place shaping
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 30 – Biodiversity & Geodiversity
- LP 35 – Historic Environment

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 12 – Promoting Sustainability.

Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

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 & beautiful places

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

Kirklees Highway Design Guide (adopted November 2019)

House Extensions & Alterations SPD (adopted June 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.

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.

Assessment

1 – Principle of Development

Sustainable Development

Policy LP1 of the Local Plan states that when considering development proposals, the council will take a positive and proactive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

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”.

Key Design Principles 1 and 2 of the House Extensions and Alterations SPD have been used as a guide in considering the proposal’s visual amenity impact on the street scene and host.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted.

Heritage

The site is located in Honley Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a conservation area, the Local Planning Authority should have special regard to the desirability of preserving or enhancing the area.

In addition, Policy LP35 of the Local Plan and Chapter 16 of the National Planning Policy Framework regarding the historic environment support the Act. Furthermore, LP35 states “development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In

cases likely to result in...harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring...public benefits that clearly outweigh the harm”.

This is mirrored in Chapter 16 of the NPPF. Paragraph 203 goes on and states that Local planning authorities should consider: “the desirability of sustaining and enhancing the significance of heritage assets... the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and; the desirability of development making a positive contribution to local distinctiveness” when determining these applications.

An analysis of whether harm to the significance of the heritage assets would occur will be assessed and discussed later in the report.

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

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).

In terms of visual amenity, general design considerations are set out in Policy LP2, LP24 and LP35 of the Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, and Chapter 12 and 16 of the NPPF, which seeks to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, respecting and enhancing the character of the townscape, heritage assets and protect amenity. LP24 also requires extensions to be “subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details”.

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. This is echoed within policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

Paragraph 212 of the NPPF states: “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...*”.

This is further supported by paragraphs 213 – 215 of the NPPF, which outline that where a development proposal will lead to less than substantial harm to

the significance of a designated heritage asset, this weight should be weighed against the public benefits of the proposal.

The planning history of the site is noted, the dwelling is a relatively recent construction and there have been a number of amendments to the existing building including the creation of the terraced area, and construction of new accesses arrangements and a dwelling adjacent to the south west of the existing dwelling.

The proposal would increase the size of the building, however, the locality is a mix of property type and design. The proposal would be of a similar size and scale and have a similar design features as the recently constructed house to the south west.

The proposal would not be in strict accordance with the SPD in relation to front extensions, although it is considered sufficient justification is present in this case in that the proposal is to an individually designed house type and would not protrude beyond the frontmost part of the existing front elevation.

Having regard to alterations possible by virtue of extant permissions, it is considered the proposal would not significantly impact in this regard and on the basis the proposal would have matching materials of construction it is concluded the openings are proportionate and suitable in this case and the proposal would be a design that would not have a harmful impact upon the Conservation Area. This conclusion is drawn on basis of inclusion of conditions requiring matching materials for walls, roofs, doors and windows and that use of conservation roof lights is undertaken as part of the development.

Subject to condition the proposal is concluded to be acceptable in terms of visual amenity / impact upon the Conservation Area.

3. Impact on Residential Amenity

Policy 2 of the Holme Valley Neighbourhood Development Plan 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.

Section B and C of Policy LP24 of the Kirklees Local Plan 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, chapter 12 of the National Planning Policy Framework 2024 states that planning decisions should ensure that developments have a high standard of amenity for existing and future users. Key Design Principles 3-6 of the SPD guide Officers on assessing impact to residential amenity.

The proposal would lead to an increase in the bulk and massing which is along the shared boundary with the property to the south west of the site. However, this is mitigated to some extent by the fact the eaves would be at this shared boundary and slope away from the element of the scheme which comes forward of the property to the south west. The additional scale and massing are not considered to be significantly greater than that of extant consent 2024/93548 and it is concluded that on balance the impact in terms of overshadowing / oppressiveness would not be so significant that refusal on such grounds could be substantiated.

The openings, including additional openings at first floor levels are not considered to lead to a significant level of overshadowing given they would be 21m+ for properties to the north east and opposite the front / rear. Given the extent of openings proposed to the south western (side) elevation, the proposal is considered to be acceptable in this regard.

It is therefore concluded that in terms of residential amenity the proposal would be acceptable.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan, the House Extensions and Alterations SPD and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. These seek to ensure acceptable levels of off street parking, adequate waste storage facilities are provided, are also considered to be of relevance.

The proposed development would not adversely affect the existing parking spaces within the site or affect waste storage areas within the site and therefore would not cause additional harm to highway safety. This would comply with Policies LP21 and 22 of the Kirklees Local Plan, Key Design Principles 15 –16 of the House Extensions and Alterations SPD, the KC Highway Design Guide SPD and Chapter 9 of the NPPF

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.

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals. When determining planning applications, the Council will use the relevant Local Plan policies, the NPPF and guidance documents/SPDs to meet targets to achieve net zero carbon emissions.

A Climate Change Statement has been supplied. Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development.

6. 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

APPROVE

Decision Authorisation: Delegated Powers

Application Number: 2025/93530

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).

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, policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. Notwithstanding the plans submitted the external walls and roofing materials and all new windows and doors of the development hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

Reason: In the interests of visual amenity and to accord with Policies LP2, LP24 and LP35 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations, policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.

4. Notwithstanding the approved plans, the proposed roof lights shall be low profiled conservation style. The roof lights shall thereafter be retained with this finish.

Reason: In the interests of visual amenity and to accord with Policies LP2, LP24 and LP35 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted Supplementary Planning Document on House Extensions and Alterations, policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Location Plan and Site Plan	001	22 December 2025
Existing Elevations	002	22 December 2025
Existing Floor Plans	010	22 December 2025
Proposed Elevations	003	22 December 2025
Proposed Floor Plans	004	22 December 2025
Heritage Statement	-	22 December 2025
Climate Change Statement	-	22 December 2025
Planning Statement	-	22 December 2025
Application Form	-	22 December 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 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Coal – low