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Honley
Holmfirth
HD9 6AH

Kirklees Metropolitan Borough Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

9 January 2026

Dear Sir / Madam,

Householder Planning Application
2 Co-Op Lane, Holmbridge, Holmfirth, HD9 2ND

This letter informs a full (householder) planning application submitted by Studio G Architectural. The planning application is submitted on behalf of Vicki Williams ['the Applicant']. The application address is 2 Co-Op Lane, Holmbridge, Holmfirth, HD9 2ND. The application is submitted for the consideration and determination of Kirklees Metropolitan Borough Council ['the Council' or 'KMBC'].

In addition to this covering letter which assesses the development against relevant local planning policy, the application is informed by the following documents and drawings:

- Requisite Application Form
- Location Plan – Drawing Number 90-001
- Existing Plans & Elevations – Drawing Number 20-001
- Existing Site Section – Drawing Number 21-001
- Design Statement prepared by Studio G Architectural

The description of the development to which this application relates is as follows:

'Retrospective application for the installation of patio doors and rail balustrade'

The development forms a Juliet balcony.

The patio doors were erected following advice from a third party to the Applicant that their installation did not require planning permission as it was believed that the works comprised 'Permitted Development', as per The Town and Country Planning (General Permitted Development) (England) Order 2015 ['the Order'].

Subsequent to the installation of the patio doors and rail balustrade, the Applicant engaged with KMBC and Hollistic Planning and it was established that the works were not permissible as per the Order. Accordingly, this planning application is submitted to regularise the installation of the patio doors with associated rail balustrade.

The Site and Surroundings

The application site ['the Site'] comprises a dwelling located at 2 Co-op Lane in Holmbridge. It comprises an 'upside down' house where the bedroom accommodation is situated at ground floor with a reception room and open plan kitchen-dining and living space located at first floor. The Juliet balcony which relates to this planning application is located at first floor of the south side elevation of the property, within the open plan kitchen-dining and living space.

The property is located within the established area of Holmbridge. Holmbridge is predominately residential in nature with amenities and services to support its residents. The Site is within a sustainable location, with opportunities for onward travel to services and amenities by walking, cycling or use of public transport (there are direct bus services to neighbouring Holmfirth and Huddersfield Town Centre, as well as other destinations). The Site is located within the Hinchliffe Mill Conservation Area. The Site is also located within the Hinchliffe Mill Landscape Character Area and Landscape Character Area 4 (River Holme Settled Valley Flood), as defined by the Holme Valley Neighbourhood Development Plan. The property is not a statutorily Listed Building nor does it comprise a Non-Designated Heritage Asset ['NDHA'].

The surrounding area is predominately residential in nature. It is very organic in terms of traditional terraced properties, several of which are converted from former commercial uses. The varied topography of the area, which generally slopes from Woodhead Road to the north of the Site and slopes down Co-op Lane and beyond, results in a concentrated arrangement of residential streets where dwellings can 'overlook' dwellings one another but without detriment to residential amenity given the 'stepped' approach associated with the topography.

There are houses in the vicinity which benefit from floor to ceiling openings to take advantage of the topography and views. This includes at 119a Woodhead Road, located to the north of the Site. The rear elevation of 119 Woodhead Road is located at the junctions of Old Road, Co-op Lane, Water Lane and Ford Gate. At Figure 1 overleaf, it is shown in the context of the application site.



Figure 1: The Juliet balcony of the Site in the foreground with the similar designed Juliet and balustrade to 119A Woodhead Road in the background

In June 2009, the Council granted planning permission and Listed Building Consent for the change of use and alterations to convert the original dwelling and warehouse into 2 dwellings (Ref: 2009/62/91355/W1) – the development resulting in 119a Woodhead Road. An extract of an approved drawing which shows the proposed elevation to Old Road is provided at Figure 2 below, with a photograph of the approved development at Figure 3 below. Also located within the Hinchliffe Mill Conservation Area, the granting of planning permission and Listed Building Consent by KMBC demonstrates a pertinent example of a first floor full height opening to form a Juliet balcony – a development which the Council supported.

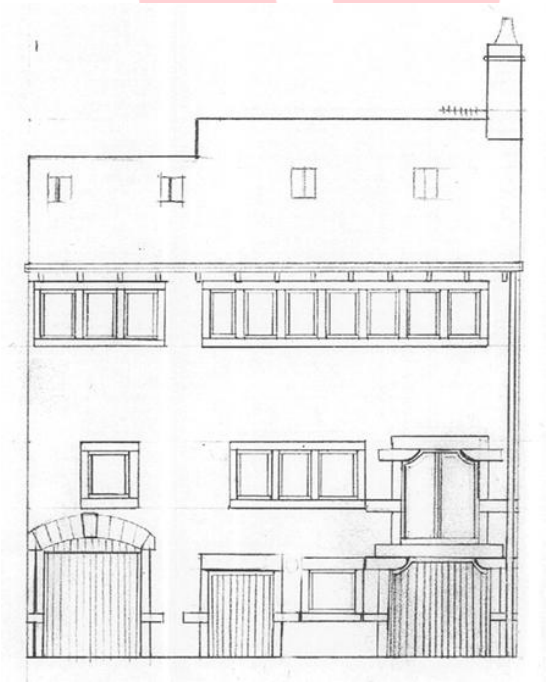


Figure 2: Approved Drawing (Ref: 119 & 119a) of Application Ref: 2009/62/91355/W1



Figure 3: Photograph of the rear elevation of 119a Woodhead Road (December 2025)

Planning Policy Context

The Development Plan for KMBC consists of the Kirklees Local Plan ['LP'] (adopted in February 2019) and the Holme Valley Neighbourhood Development Plan ['HVNDP'] (adopted by KMBC in December 2021). The Development Plan is informed by a policies map which demonstrates relevant policies contained within both the LP and the HVNDP.

Material considerations to the determination of this planning application include the National Planning Policy Framework ['NPPF'], and the Kirklees House Extension and Alterations Supplementary Planning Document ['SPD'] (adopted in June 2021).

The key local planning policies of relevance to this application proposal are listed as follows:

LP

- Local Plan Policy LP1 (Achieving sustainable development)
- Local Plan Policy LP2 (Place Shaping)
- Local Plan Policy LP24 (Design)

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)

House Extension and Alterations SPD

- 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 8 (Energy efficiency)

Planning Policy Assessment

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.

The matters considered in the assessment of the installation of patio doors and balustrade against planning policy are as follows:

1. Principle of development
2. Impact on visual amenity
3. Impact upon residential amenity

Each are examined herein.

Principle of Development

The Site is located within the established settlement of Holmbridge where other buildings in the locality have incorporated new openings to take advantage of the topology and views. There are also instances of properties where floor to ceiling openings have been maintained in conversions from historic uses to residential, a pertinent example being at 3 Water Lane (located to the south east of the Site) as shown at Figure 4 below.

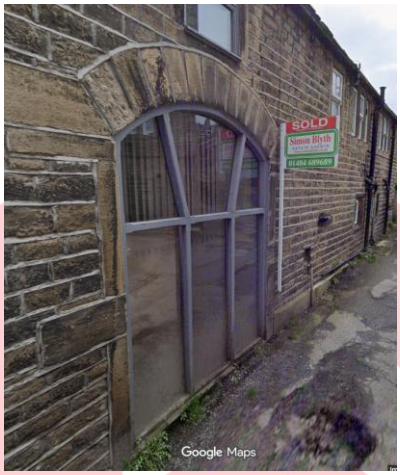


Figure 4: Floor to ceiling opening at 3 Water Street (image sourced from Google Maps)

Local Plan Policy LP1 requires the Council to take a positive approach that reflects the presumption in favour of sustainable development, as contained in the NPPF. Policy LP1 goes on further 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."

Albeit a minor proposal and adaptation to an existing dwelling, the introduction of patio doors benefits the occupiers by providing greater natural light and ventilation, therefore maximising the energy efficiency of the property given reduced reliance on artificial light (a principle also supported by Key Design Principle 8 of the House Extensions and Alterations SPD). The Juliet balcony also offers aesthetic interest from the street scene, enhancing what was previously a near exclusively blank elevation. The development is cohesive with other Juliet balconies within the vicinity of the application site (119A Woodhead Road being the most pertinent example). For the above reasons, it evokes environmental sustainability.

LP 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. LP Policy LP24 is relevant and states that *"good design should be at the core of all proposals in the district".*

With reference to the above, the principle of the introduction of patio doors and balustrade is considered acceptable in planning terms, for the enhancement it provides current and future residents of the Site, and the aesthetic enhancement it provides to the townscape.

Impact of Visual Amenity

Prior to the installation of the patio doors, with the exception of a garage door, the side elevation to the property was blank and provided no visual interest for the benefit of the property nor the surrounding townscape. Its previous elevational treatment is demonstrated at Figure 5 below.



Figure 5: Side Elevation of the Site prior to the installation of the patio doors and balustrade (image sourced from Google Maps from survey dated April 2023)

LP Policy LP24 requires proposals to promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape. It also requires development proposals to promote good design being providing *"a high standard of amenity for future and neighbouring occupiers"*. HVNDP Policy 1 states that *"All development proposals should demonstrate how they have been informed by the key characteristics of the LCA* [Landscape Character Area] *in which they are located"* and that *"proposals should aim to make a positive contribution to the quality of the natural environment"*.

HVNDP Policy 2 requires proposals for alterations to existing buildings to *"respect the key characteristics and character management principles relating to built character, of the Landscape Character Area in which they are located"* and that *"They should protect and enhance the local built character and distinctiveness"*. The same policy also confirms that *"The use of traditional materials and design will be supported. However, contemporary design and materials will be supported where the distinctives character of the area is enhanced."*

Key Design Principles 1 and 2 of the Council's House Extensions and Alterations SPD seek to ensure development is in keeping to the host property in terms of scale, materials and detail, and in keeping with the local character.

Key design principle 1 (Local character and street scene), as contained in the Kirklees House Extension and Alterations SPD, confirms that *"Extensions and alterations to residential properties should be inkeeping with the appearance scale design and local character of the area and the street scene."*

Prior to the installation of the patio doors, the side elevation included the garage door at ground floor level. The patio doors are of a visual appearance and use materials which are cohesive with the rest of the property, including use of materials which are typical for not only the host dwelling but properties within the vicinity. The alteration exclusively relates to a single side elevation of the property and is considered modest in its nature. The character of the building is not altered by the introduction of the patio doors. If it is considered altered, it is considered an enhancement for the aesthetical interest it presents and for the additional natural light and ventilation it facilitates for the benefit of its occupants. It also presents visual interest which is cohesive with other neighbouring dwellings within the street scene, including 119A Woodhead Road to the north.

Impact on Residential Amenity

HVNDP Policy 2 states that *"Proposals should be designed to minimise harmful impacts upon general amenity for present and future occupiers of land and buildings"*.

The Kirklees House Extension and Alterations SPD confirms at Key Design Principle 3 (Privacy) that *"alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours."* The SPD provides specific guidance on balconies at Section 5.5. It confirms that *"Balconies and roof terraces on existing buildings should not negatively affect neighbouring properties or alter the local character of the area. Balconies and roof terraces should be:*

- *Positioned, and screened if required, so that they do not overlook neighbouring homes or gardens.*
- *Sited away from locations that are sensitive to additional noise levels or disruption."*

The background text which informs the Kirklees House Extension and Alterations SPD Key Design Principle 3 confirms that typical separation distances between properties to ensure privacy is no less than 12 metres between windows of habitable rooms onto windows of a non-habitable room, and no less than 21 metres is recommended between facing windows of habitable rooms. Non-habitable rooms include kitchens (where it is not a kitchen-diner), bathrooms, toilets, stairways, landings, small porches and garages. The SPD Key Design Principle 4 confirms that *"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."*

The properties potentially affected by the installation of the patio doors are considered to be limited to the host property, 1a and 1 Water Street. This is examined herein.

The Application Site

In accordance with policy, the amenity of current and future occupiers of the Site is considered as part of this planning application. Since the installation of the patio doors, the Applicant has spent more time within the subject room because of the enhanced natural light, ventilation, and the benefit of the outlook. The topography of the Site and surroundings results in privacy being maintained to the property. This is best evidenced by the Applicant not installing blinds or curtains – measures which may be implemented if privacy had been detrimentally impacted by the installation of the patio doors.

1a Water Lane

There is a steep topography sloping from north to south between the Site and 1a Water Street. This is best demonstrated by the Existing Site Section drawing (Drawing Number 21-001) and also the photograph provided at Figure 6 below.



Figure 6: Photograph showing the stepped topography between the Site and 1a Water Street

The steep topography results in the patio doors of the application site enabling a view which projects above the roofline of 1a Water Lane.

On this basis, the introduction of patio doors are not to the detriment of the amenity of existing nor future residents of 1a Water Lane.

1 Water Lane

With reference to historic marketing information, it is understood that the internal arrangement of 1 Water Lane is as shown at Figure 7 below.

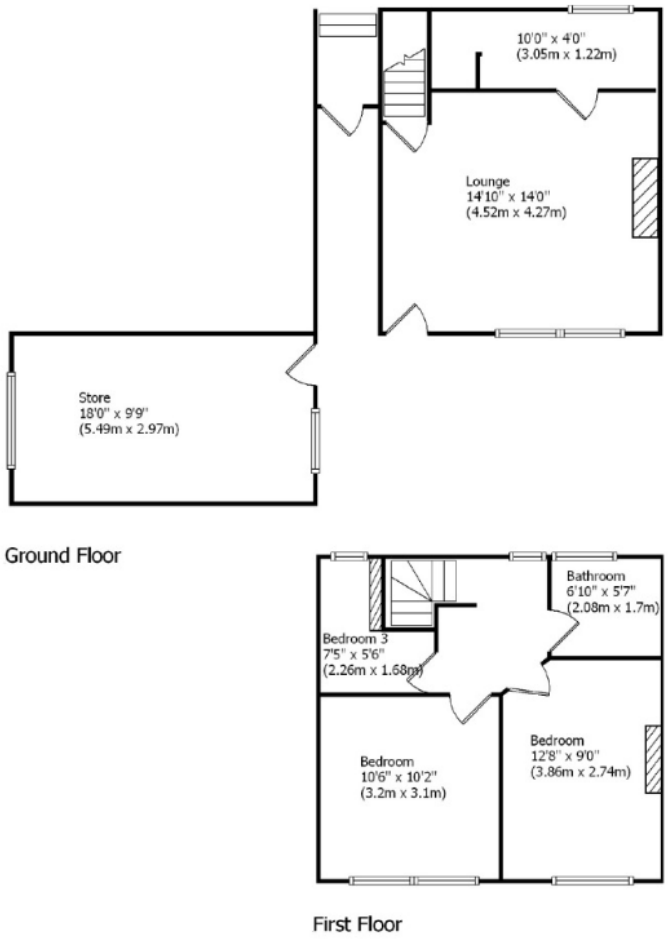


Figure 7: 1 Water Street floorplan (as sourced from a Rightmove listing believed to be from June 2014)

The first floor windows of the north elevation of 1a Water Street are exclusively opaque glazed. It is also understood that the ground floor windows of the north elevation of 1a Water Street is to a non-habitable room. As demonstrated by the submitted drawings which inform this planning application and the photographs which inform this letter, there is also a steep topography between the Site and 1 Water Street which further limits overlooking into either property.

With reference to these factors, it is considered that the Juliet balcony at the Site introduces no overlooking issues nor detriment to the privacy or amenity to 1 Water Lane nor the application site.

Summary

The patio doors installed at the application site do not lead out onto a balcony (which could otherwise permit extended and external dwell time). The Juliet balcony is principally for the benefit of people within the open plan kitchen / diner / living room of the host dwelling, to provide natural light into the property and to take advantage of the view to the south. It also provides opportunity for natural ventilation.

Given the level changes between the application site and properties to the south, there is very limited overlooking into the neighbouring dwellings *unless* someone is stood immediately adjacent to the patio doors which the internal arrangement of the property does not encourage. This is best demonstrated by the Existing Site Section drawing (Drawing Number 21-001).

The positioning of the patio doors in respect of the highly changing topography results in no harmful overshadowing or overbearing impacts upon residential amenity to neighbours, particularly given the internal arrangements of 1a and 1 Water Street and presence of opaqued privacy glass to certain windows along their northern elevation.

Previously, the elevation of the host property was blank with the exception of a garage door. The patio doors with balustrade add aesthetic enhancement for the benefit of the wider townscape.

The patio doors have been sensitively introduced to be cohesive in terms of visual appearance by virtue of scale and appearance (i.e. chosen materials), not only with the property but in the context of the built environment in the vicinity.

It is therefore considered that in terms of residential amenity, the introduction of patio doors to the side elevation of the application site would comply with local and national planning policy, namely LP Policies LP1, LP2 and LP24, HVNDP Policies 1 and 2, and the House Extension and Alterations SPD Principles 1, 2, 3, 4 and 8.

Having assessed the Juliet balcony in terms of the principle of its installation, its visual contribution to the vicinity and considered potential for overlooking, it is concluded that the installation of the patio doors is deemed acceptable in planning terms, and it is considered that this application should be granted retrospective planning permission.

The Applicant team look forward to working collaboratively with the Council to secure a prompt and positive outcome to the two related discharge of condition applications.

Yours faithfully,

Hollie Barton MTCP (Hons), MRTPI
Founding Director
www.hollisticplanning.co.uk