

**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:	2026/62/90330/W
Site Address:	6, Moor Park, Bradshaw Road, Honley, Holmfirth, HD9 6RJ
Description:	Erection of single storey rear extension and sun room with attached store, including decking area and associated works
Recommending Officer:	Joshua Merriman

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 17-Apr-2026

Officer Report – 2026/90330

Site Description

The application site refers to 6, Moor Park, Bradshaw Road, Honley, Holmfirth, HD9 6RJ, a two-storey semi-detached property faced in coursed natural stonework, with a slate roof, and timber windows and doors. The application property lies in a uniform street scene, surrounded by dwellings in the same terraced row of a similar size, scale, character, appearance, and age. Furthermore, the dwelling benefits from a shared hard-standing parking area to the front, as well as a garden area on multiple levels to the rear.

Description of Proposal

The Scheme

The applicant is seeking permission for Erection of single storey rear extension and sun room with attached store, including decking area and associated works.

As well as extensions to the rear, the development also includes a terrace to the rear and formalisation of vehicular access to the rear of the site.

It is noted that the curtilage of the dwelling has been extended historically into what was previously an agricultural field, with the addition of the access which is shown to be improved on the submitted plans. Whilst no planning permission has ever been sought for this change of use, aerial images confirm that this took place in excess of 10 years ago.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Climate Change Statement

History of Negotiations / Amendments Received

No amendments have been requested by Officers.

Relevant Planning History

The most relevant planning history relates to the following planning applications

2005/90067 - ERECTION OF TWO STOREY EXTENSION AND EARTH SHELTERED GARAGE – Conditional Full Permission.

2007/91525 - ERECTION OF SINGLE AND TWO STOREY EXTENSIONS AND EARTH SHELTERED TRIPLE GARAGE – Conditional Full Permission.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (December 2024).

The application has been publicised as affecting a public right of way, on the Council's website, by site notice, and by press advertisement. The expiry date of the publicity period was the 02/04/2026.

Letters of Support

- Holme Valley Parish Council have expressed their support for the application.

Consultation Responses

No consultations considered necessary.

Allocation and Policy

The site is allocated Green Belt within the Kirklees Local Plan (adopted 2019). The site is also located within proximity of PRow HOL/8/60, as well as within a twice buffer, and has had permitted development rights removed.

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

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway and Access
- LP22 Parking
- LP24 Design
- LP30 Biodiversity and Geodiversity

LP57 The extension, alteration or replacement of existing buildings

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.

The application site is located within Landscape Character Area 5 (Netherthong Rural Fringe) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are below:

- The elevation offers extensive views of the surrounding landscape with long distance views towards Castle Hill and Huddersfield and the valley sides afford framed views towards settlements in the valley below.
- Within Netherthong and Oldfield views of the surrounding landscape are often glimpsed between buildings.
- Distinctive stone wall field boundary treatments divide the agricultural landscape.
- Public Rights of Way (PRoW), including the Holme Valley Circular Walk, cross the landscape providing links between settlements. National Cycle Route no. 68 also crosses the area.

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.

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.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter2 Achieving sustainable development

Chapter12 Achieving well-designed places

- Chapter13 Protecting Green Belt Land
- Chapter14 Meeting the challenge of climate change, flooding and coastal change
- Chapter15 Conserving and enhancing the natural environment

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
House Extensions & Alterations SPD (adopted June 2021)
Holme Valley Neighbourhood Development Plan – 2021

The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017

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
1. Impact upon the character and appearance of the area (including impact upon historic environment)
2. Impact upon residential amenity
3. Impact upon highway safety
4. Climate Change
5. Other matters – e.g. trees/ecology (e.g. bats)
6. Representations
7. Conclusion

1 – Principle of Development

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.

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. This too will be explored.

Policy LP2 of the KLP sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the 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 as 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, is considered relevant to this application.

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 the original building remains the dominant element both in terms of size and overall appearance including the design and materials as well as having regard to previous extensions and the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas.

The proposal would not have any significant impact upon the five green belt purposes set out in the NPPF as the application seeking advice is not of a great enough scale to have major effects on a green belt dwelling.

The additions to the property in the form of a single storey rear extension are considered minimal and proportionate in relation to the existing building. Considering this, the additions to the dwelling are subservient and are not considered to depict disproportionate development in the Green Belt.

It is noted that the curtilage of the dwelling has been extended historically into what was previously an agricultural field, with the addition of the access which is shown to be improved on the submitted plans. Whilst no planning permission has ever been sought for this change of use, aerial images confirm that this took place in excess of 10 years.

The dimensions of sustainable development will be considered throughout the proposal.

In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and 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.

These issues along with other policy considerations will be addressed below.

Considering the above policy, the principle of the development is considered to be acceptable.

2 – Impact on character and appearance of the area

Visual Amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’*.

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.

The recommendations of Paragraphs 5.1, 5.2, and 5.6 of the Councils House Extensions and Alterations SPD are considered relevant.

The proposed single storey rear extension is to be set entirely behind the original building, not projecting beyond the sides, will respect the original house regarding size and scale, and will use appropriate materials in the form of coursed natural stonework walls, roof slates, and uPVC windows and doors all to match existing, as well as aluminium doors which are considered sympathetic and will not be visible to the rear of the dwelling, thus have little bearing on the visual amenity of the property and impact on the street scene.

In respect of the associated works, these would involve the surfacing of the existing access and boundary walls/landscaping. In the interests of visual amenity and the openness of the Green Belt, it is considered reasonable to impose conditions relating to the proposed materials of construction and surfacing of the access.

The proposed development is therefore considered to comply with Policies LP1, LP2, and LP24 of the Kirklees Local Plan, and Policies within Chapter 12 of the National Planning Policy Framework.

3. Impact on Residential Amenity

Sections B and C of LP24 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, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

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 recommendations of Paragraphs 5.1, 5.2, and 5.6 of the Council's House Extensions and Alterations SPD are considered relevant.

The single storey rear extension will ensure a back garden of a reasonable size, at least 50%, is maintained. Despite no external access to the garden space being provided there is currently no available external access to the rear amenity space, therefore, this is not considered to be a significant issue relating to the proposal.

Furthermore, although the single storey rear extension in its entirety will project 12.91m from the rear elevation of the original dwelling, a large section of the extension will be developed on a lower ground level, with the roof level of this part of the extension residing around half a storey in height.

Considering the land levels to the rear of the dwelling, a large portion of the development would be considered to have no significant impact upon the adjoined neighbouring dwelling to the South West regarding overshadowing, overbearing, light or outlook. Moreover, when taking away this section of the development, the remaining single storey extension projects 4.21m from the rear elevation of the original house, with an eaves height of 3.09m. Despite these small breaches, the extension is similar in height to the conservatory erected at the neighbouring dwelling 8 Moor Park, and is not considered to have greater impacts on the residential amenity of neighbouring occupiers than a rear extension erected under permitted development. As a result, the proposal is considered acceptable and to have no impact upon overshadowing, overbearing, light, or outlook.

The terrace proposed upon the lower ground floor extension is not considered to provide significant overlooking impacts onto the neighbouring site, as they will be similar to what is existing from the raised element to the rear of the dwelling, therefore, no additional impacts are to be caused.

Finally, as there are only windows proposed in the rear elevation of the extension, and the closest neighbouring property to the North West is just under 600m away, it is considered that there will be no significant impact upon privacy or overlooking.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, and advice within Chapter 12, and Paragraph 135, of the National Planning Policy Framework.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and 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.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

The number of bedrooms in the property will not increase as a result of the development, and the existing parking areas on site will not be reduced in scale. Considering this, the current parking provision is acceptable to remain. Furthermore, the proposal will have no significant impact on highway safety as the dwelling is set well back from the closest highway.

It is noted that there was a historic encroachment at the property, in excess of 10 years ago, which included the formation of an access point from the lane to the north east. A condition has been added to ensure this hard-standing area will be correctly drained in accordance with relevant policy.

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. 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.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

6. Other Matters

Impact upon Ecology

Chapter 15 of the National Planning Policy Framework is 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. Whilst it is acknowledged that the site is located within an identified twite buffer area, the proposals are relatively modest, and in this case being for a single storey extension would not impact upon the existing roof space which has the potential for providing a roost for twites. Therefore it is considered unlikely that the proposals would have a significant impact on the twite population. An informative would be included making the applicant aware that if twites are discovered on site during the works, any development shall cease, and the applicant is advised to contact Natural England for advice on how to move forward. Subject to informative the proposal is considered to be acceptable in this regard.

7. Representations

No representations have been received.

8. 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
PERMISSION**

CONDITIONAL FULL

Decision Authorisation: Delegated Powers

Application Number: 2026/90330

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).

1. 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 and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework.

2. The external walls and roofing materials used in the construction of the extension hereby approved, in addition to the materials used in the boundary walling as shown on Proposed Site Plan ref 4455-03-03a shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, the Council's adopted Highways Design Guide and the policies within Chapter 9 of the National Planning Policy Framework.

4. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification) no outbuildings (Class A, AA, B, D & E), other than those expressly authorised by this permission shall be constructed on the site.

Reason: In order to preserve the openness and character of the Green Belt and to accord with Chapter 13 of the National Planning Policy Framework.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the

developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If twites are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	4455-03-09	-	05/02/2026
Existing Block Plan	4455-03-10	-	05/02/2026
Existing Site Plan	4455-03-01a	-	05/02/2026
Existing Sections	4455-03-06	-	05/02/2026
Existing Floor Plan & Elevations	4455-03-02	-	05/02/2026
Proposed Block Plan	4455-03-11	-	05/02/2026
Proposed Site Plan	4455-03-03a	-	05/02/2026
Proposed Sections	4455-03-07	-	05/02/2026
Proposed Floor Plans	4455-03-04a	-	05/02/2026
Proposed Elevations	4455-03-05a	-	05/02/2026
Application Forms	-	-	05/02/2026
Covering Letter	4455	-	05/02/2026
Climate Change Statement	-	-	05/02/2026

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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated:

15/04/2026