

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:	2026/62/90601/W
Site Address:	Barn, Wood Nook Lane, Honley, Holmfirth, HD9 4DU
Description:	Conversion of existing barn to one dwelling and detached garage and outbuilding to create dwelling forming annex accommodation associated with Barn, Wood Nook Lane, Honley, Holmfirth, HD9 4DU
Recommending Officer:	Danielle Cooper

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: 1-MAY-2026

Officer Report

Site Description

The site comprises two buildings located off of Wood Nook Lane, a barn and an outbuilding. Access to the site is via a gate and graveled surfacing off of Wood Nook Lane.

The buildings on site comprise a traditional stone barn with attached buildings and a detached adjacent outbuilding.

Residential properties are located to the east and south-west of the application site. An open field is located directly north of the site which is under the ownership of the applicant.

The site is located within the Green Belt

A Public Right of Way (PROW) (HOL/7/10) is located east of the application site.

The site is located within the Holme Valley Neighbourhood Development Plan – (HVNDP-LCA5) Netherthong Rural Fringe.

Description of Proposal

The application is seeking planning permission for the conversion of an existing barn to one dwelling and detached garage and outbuilding to create dwelling forming annex accommodation associated with Barn, Wood Nook Lane, Honley, Holmfirth, HD9 4DU.

The proposal seeks the following works:

- Conversion of the existing barn to form a single residential dwelling
- Conversion of the associated outbuilding for ancillary residential use
- Erection of timber frame 'cart shed' type building to form garage.
- Insertion of windows and rooflights
- Removal of non-original roof coverings on all buildings and replacement with stone type roof slates
- Proposed external alterations to the buildings will use traditional and matching materials.

Annexe

The proposed annexe will remain in the same ownership as the proposed main dwelling and will share services and access arrangements. The annexe will provide a lounge at ground floor, and a bedroom and ensuite at first floor.

Access off of Wood Nook Lane will remain as existing. The existing gravel courtyard will be retained also, providing space for 2 on-site parking spaces.

The existing dry stone boundary walls will remain and a timber post and rail fence will enclose the garden and paddock area. As noted previously the applicant owns the open field to the north of the site.

History of Negotiations

None.

Relevant Planning History

91/05791 - Erection of first floor conservatory – Approved

Representations

The application has been advertised by site notice and the press. Final publicity expired on 26th April 2026. No representations have been received.

Consultation Responses

KC Ecology – No objection subject to conditions.

KC Highways Development Management (Informal) – No objection subject to conditions

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be 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 located within the Green Belt as allocated within the Kirklees Local Plan.

A PROW (HOL/7/10) is located east of the application site.

Kirklees Local Plan (KLP):

- LP1 – Achieving sustainable development
- LP2 – Place shaping
- LP3 – Location of new development
- LP11 – Housing mix and affordable housing
- LP21 – Highway safety and access
- LP22 – Parking
- LP24 – Design
- LP30 – Biodiversity and geodiversity
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality
- LP53 – Contaminated and unstable land.
- LP59 – Brownfield sites in the Green Belt

Kirklees Council has adopted (as of 29th June 2021) supplementary planning documents for guidance on house building, house extensions and open space, to be used alongside existing SPDs previously adopted. 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 these SPDs will assist with ensuring enhanced consistency in both approach and outcomes relating to development. In this case the follow SPDs (and design guides) are applicable:

- Highways Design Guide
- Housebuilders Design Guide SPD
- Biodiversity Net Gain Technical Advice Note

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 3 Conserving and Enhancing Local Heritage Assets
- Policy 10 Protecting Local Green Space
- 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 12th 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.

- Chapter 2 – Achieving sustainable development
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 15 – Conserving and enhancing the natural 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.

Assessment

The following matters are considered in the assessment below –

1. Principle of development (including impact on the Green Belt and visual amenity)
1. Impact upon residential amenity
2. Impact upon highway safety
3. Climate Change
4. Ecology
5. Contaminated Land
6. Public Right of Way
7. Strategic Green Infrastructure Network
8. Representations
9. Conclusion

1. Principle of Development (Including impact on the Green Belt and visual amenity):

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.

Policy 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”.

The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold.

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development. This means that for decision making “Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (NPPF Footnote 8), granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The Council’s inability to demonstrate a five-year supply of housing land, or pass the Housing Delivery Test, weighs in favour of housing development but this has to be balanced against any adverse impacts of granting the proposal. The judgement in this case is set out in the officer’s assessment.

It is noted that this site is within the Green Belt. Irrespective of the Councils position on the five-year supply of deliverable housing sites, the National Planning Policy Framework at paragraph 11 is clear that in the event a Council cannot demonstrate a five-year supply of deliverable housing sites, the council should grant permission “unless the application of policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed”. Footnote 7 at paragraph 11di) states that the protected areas include land designated as Green Belt. Although the

council are not able to demonstrate a five-year supply of housing, the tilted balance would not be engaged for this proposal.

Therefore, the principle of developing in the Green Belt must be assessed in order to determine whether the principle of development is acceptable. The proposal will also be assessed against all other material considerations.

Green Belt

The application site is located within the Green Belt. As such the proposal falls to be assessed against Chapter 13 of the NPPF. Chapter 13 of the National Planning Policy Framework requires Local Planning Authorities to regard the construction of new buildings as inappropriate development. Exceptions to this include the re-use of buildings provided that the buildings are of a permanent and substantial construction as outlined in paragraph 154h (iv) and 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 outlined in Paragraph 154c. To add to this, 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 Netherthong Rural Fringe (LCA 5). Policy 2 of the Holme Valley Neighbourhood Development Plan 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.

Policy LP60 of the Kirklees Local Plan reiterates the first exception as stated above, by stipulating that the conversion or the re-use of buildings in the Green Belt will normally be acceptable where:

- a) The building to be re-used or converted is of a permanent and substantial construction
- a) The resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape
- b) The design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting.

Pertaining to LP60a, no structural assessment has been submitted in support of the application, however through a site visit by the case officer it was evident that the buildings are of a permanent and substantial construction, with one of the buildings appearing to be currently in use. The buildings are

constructed from natural stone. As such, the case officer is of the opinion that there are no signs to indicate subsidence or structural concern. It is therefore considered that this exception of Green Belt policy is applicable.

Therefore, it is considered that the development would fall within the exception set out in Paragraph 154h (iv) in principle. An additional factor to consider is that the proposal also seeks to demolish part of the outbuilding and to erect a timber framed structure to form a garage, which warrants consideration against Paragraph 154c of the NPPF and LP57 of the Kirklees Local Plan which states:

Proposals for 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;
- a) in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;
- b) the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and
- c) 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.

Pertaining to LP57a, the proposed timber framed extension is a modest addition that will ensure the original farm building and outbuilding adjoining the extension remains the dominant structure in terms of size and overall appearance and as such will not result in a disproportionate addition.

In regard to policies LP57c, and LP60b, the proposal would convert the existing agricultural/equestrian buildings, with the proposed extension sitting within the footprint of the extension which is to be demolished. As such, the proposed buildings are considered to retain its overall agricultural form. The curtilage of the resultant dwelling would be proportionate to its scale and the site as shown on plan, however it is noted that a proposed paddock area is

also shown to the north-east of the site. To ensure the residential curtilage of the site is contained, a condition is recommended to be attached to ensure a plan is submitted that shows the extent of the residential curtilage to ensure the development does not impact upon openness of the green belt. No new hardstanding is proposed which ensures the proposal will preserve openness of the existing landscape.

The scheme would utilise the existing vehicular access from Wood Nook Lane as well as the existing hardstanding, thereby avoiding the need for new infrastructure that could otherwise introduce more urban character into this semi-rural setting. Given the above, the LPA do not consider the conversion of the existing buildings to significantly change the character of the site.

Pertaining to Policies LP57 and LP60c, the proposed timber framed garage, replacement roof tiles, and new fenestrations which will keep in character with the overall appearance of the existing buildings and surrounding residential dwellings are considered visually acceptable. As such the overall end design of the new converted dwelling and annexe and proposed extension are considered visually acceptable within this green belt setting.

The proposals are therefore considered to be appropriate development in the Green Belt which accords with paragraphs 154c and 154 h(iv) in the NPPF, Local Plan Policies LP57 and LP60 and policies 1 and 2 of the Holme Valley Neighbourhood Development Plan.

Visual amenity

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby 131 provides a principal consideration concerning design which states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”

Paragraph 134 of the NPPF sets out that design guides and codes carry weight in decision making. Of note, Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Relevant to this is the Kirklees Housebuilders Design Guide SPD, which aims to ensure future housing development is of high-quality design.

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: *“New residential development proposals will be expected to respect and enhance the local character of the area by:*

- Taking cues from the character of the built and natural environment within the locality.*
- Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.*
- Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.”*

Principle 15 states that the design of the roofline should relate well to site context. Further to this, Principle 13 states that applicants should consider the use of locally prevalent materials and finishing of buildings to reflect the character of the area, whilst Principle 14 notes that the design of openings is expected to relate well to the street frontage and neighbouring properties.

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 Netherthong Rural Fringe (LCA5). Policy 2 of the Holme Valley Neighbourhood Development Plan 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 convert the existing barn into a single residential dwelling and the adjacent outbuilding into an annexe. New windows and

doors are proposed, as shown on the submitted plans, incorporating stone sills and heads, along with the addition of rooflights. The roof will be replaced with stone slates to reflect the traditional character of the buildings.

The external alterations are minimal and will preserve the appearance and integrity of the original structures. As a result, the proposed conversions are considered visually acceptable, maintaining their agricultural character and complementing the surrounding Green Belt setting. A condition is recommended to be attached requiring samples of the proposed roof materials to be submitted to the Local Planning Authority to ensure the protection of visual amenity. Part of the walls of the main building will also be built up using matching stonework as the host buildings to create gable ends which is considered acceptable.

Part of the proposal involves demolishing an existing outbuilding and constructing a timber-framed structure in its place to provide a garage for on-site parking. The proposed single-storey timber building is considered visually acceptable and in keeping with the character of the surrounding structures. To safeguard visual amenity, a condition is recommended to be attached requiring samples of the proposed timber cladding to be submitted to the Local Planning Authority for approval.

A garden area is proposed to the north of the dwelling, enclosed by the existing stone wall and new post and fencing. This is considered acceptable given its limited extent. As previously noted, a paddock area is also proposed to the north-east. To ensure the residential curtilage remains appropriately contained and does not encroach into the Green Belt, a condition is recommended requiring the submission of a plan clearly defining the extent of the residential curtilage. This will assist in safeguarding the openness and character of the Green Belt setting

The scheme would also utilise the existing access and from Wood Nook Lane and existing driveway, thereby avoiding the introduction of significant amounts of new hardstanding or an additional access that could lead to an urbanising effect.

Given the sensitive Green Belt location, and to safeguard against future harm to openness and visual amenity, it is considered necessary to remove permitted development rights for extensions, roof alterations, and outbuildings. This would help prevent incremental domestication and ensure the building retains its traditional agricultural appearance over time.

The proposal represents conventional but good quality design that is considered both contextual and appropriate within its varied surroundings.

The design and layout of the proposal is reflective of the surrounding area and is considered to be acceptable therefore complying with policy LP24 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan, and principle 2 of the Housebuilders Design Guide.

2. Impact on residential amenity:

Section 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 130 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.

Principle 6 of the Kirklees Housebuilders Design Guide SPD states that: *“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”* The SPD also provides advised separation distances for two storey dwellings:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and
- for a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.

The closest residential properties that could be impacted from the proposed development relate to No. 27 & 33 Wood Nook Lane & Wood Nook Cottage.

Wood Nook Cottage is located directly south-east of the site. There are no concerns to potential overbearing or overshadowing given that no extensions are proposed that would be close to Wood Nook Cottage. It is noted however that the front south windows on the proposed dwelling will result face onto the existing north windows on Wood Nook Cottage. Whilst the proposal will introduce a degree of overlooking, the south-facing windows primarily face the main forecourt. Wood Nook Cottage is situated on higher ground relative to the proposed dwelling, and an established pattern of mutual overlooking

already exists. As a result, the level of impact would not be so significant as to justify refusal and is therefore considered acceptable.

No 27 Wood Nook Lane is located west of the application site. There are no concerns of potential overbearing or overshadowing impact to No. 27 given the generous separation distances in place and as no extensions are proposed that would be close to No. 27.

The proposed residential dwelling is located east of an existing barn/agricultural building, retaining a separation distance of 11.2m at the closest point. Given the generous separation distance, there are no concerns with potential overbearing or overshadowing impact.

No 33 Wood Nook Lane is located east of the application site. The proposed timber structure, providing a garage, will be situated close to the shared boundary with No. 33. It is noted that No. 33 is situated on a higher land level to that of the application site. The proposed timber garage structure will be situated next to No. 33's side elevation. As shown on the submitted plans, only part of this structure will be visible from No. 33's amenity space. As the proposed garage is situated on a significantly lower land level to that of No. 33, it is not considered that there will be any significant overbearing or overshadowing impact and as such is considered acceptable.

The existing rear windows are first floor level are to be blocked up and as such omits the concern of loss of privacy to No.33. The ground floor window serving the en-suite is annotated as obscure glazed and as such omits any loss of privacy to No. 33. In the event that planning permission be approved, a condition is recommended to be attached to ensure that this window is obscure glazed to protect the privacy of No. 33.

Given the generous separation distances to other residential properties, there are no other overlooking, overshadowing or overbearing impacts to assess.

In the event that planning permission be approved, an informative is recommended to be attached to control the hours of construction to protect residential amenity of surrounding residential properties.

The amenity of the future occupiers must also be considered. Principle 16 of the Housebuilders Design Guide SPD states that: *"All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Although the government has set out Nationally Described Space Standards, these are not currently adopted in the Kirklees Local Plan."* Further to this, Principle 17 of the Kirklees Housebuilders Design Guide SPD outlines that: *"All new houses*

should have adequate access to private outdoor space that is functional and proportionate to the size of the dwelling and the character and context of the site. The provision of outdoor space should be considered in the context of the site layout and seek to maximise direct sunlight received in outdoor spaces.”

The proposed dwelling exceeds the minimum recommendations as set out within the NDSS for such a dwelling, and the proposed garden is considered to be a good size for a dwelling of this scale. It is considered the proposed windows would have sufficient outlook and natural light for the amenity of future occupants.

In conclusion, it is considered the proposed development would not cause significant harm to the residential amenity of the existing or neighbouring occupiers and is therefore considered acceptable in terms of residential amenity and it is considered that the proposed development complies with Local Plan Policy LP24(b), the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

3. Impact on Highway Safety

Policy LP21 of the Kirklees Local Plan states that proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.

The proposal has been reviewed by KC Highways Development Management and consider the parking arrangement and access acceptable.

The proposal is for a 4-bedroom detached dwelling. The existing access will be utilised and will remain unaffected by the proposed development. Due to the scale of the development, it is unlikely the proposal will significantly intensify the use of the road.

The site layout will ensure adequate parking space for at least 2-3 cars, and there is sufficient turning and manoeuvring space available to serve the proposed development.

The approved vehicle parking areas will need to 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. It is recommended that this shall be conditioned as such.

Bin storage has been shown on the proposed block plan and is considered acceptable. While no dedicated bin collection point is indicated, there is sufficient space adjacent to the public highway for bins to be presented for collection without obstructing the main road. The proposed waste arrangements are therefore considered acceptable.

To safeguard highway safety, in the event that planning permission be approved, a condition is recommended to be attached ensuring that the proposed annexe is used solely for purposes incidental to the enjoyment of the host dwelling. This will prevent any intensification of use and avoid an increase in vehicle movements to and from the site.

An informative will be attached to advise the applicant to install electric charging vehicle points should permission be granted.

As such, the proposed development is considered acceptable in regard to highway safety, complying with policy LP21 of the Kirklees Local Plan.

4. 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.

The application has not been accompanied by a climate change statement, however, the proposal seeks to re-use existing buildings which is welcomed and is not considered detrimental to the climate change agenda. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

5. Ecology

Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission granted pursuant to an application submitted after 12 February 2024 is deemed to

have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

The submitted application form outlines that the application falls under the de-minimis exemption. Therefore, BNG is not required under this application.

A bat and mitigation report has been submitted and reviewed by KC Ecology.

The submitted reports identify a high potential for bat roosting and hibernation, and confirm that the buildings also offer suitable habitat for nesting birds. Accordingly, an informative is recommended advising that all works should be timed to avoid the bird-nesting season (typically March to August, inclusive). An informative will also be included to highlight the requirement for a European Protected Species (EPS) licence.

Enhancement measures for bats and birds are considered necessary, and an Ecological Design Strategy is therefore recommended to be secured by condition.

As evidence of bat activity was recorded and the buildings were assessed as having high roosting potential, a precautionary working method statement will also be required by condition.

The submitted information is therefore considered acceptable in terms of ecology and would comply with Policy LP30 of the Kirklees Local Plan and Principle 9 of the Kirklees Housebuilders Design Guide SPD

6. Land contamination & Drainage

Chapter 15 of the NPPF promotes safe and healthy living environments and requires that land contamination and other environmental constraints are considered and mitigated as part of the planning process.

Policies LP51 and LP53 of the Kirklees Local Plan seek to ensure that development does not cause, or result in exposure to, pollution or environmental risks that would be harmful to human health or the environment. These policies require developments to be appropriately assessed and, where necessary, remediated to ensure that sites are suitable for their intended use.

The site is not identified as contaminated or potentially contaminated land on the Council's GIS mapping and as such it is not considered necessary for a phase 1 land contamination report to be submitted. However, a condition for

reporting of any unexpected land contamination will be recommended to be secured via condition.

Provision of an adequate system of foul water drainage is a requirement of the Building Regulations and the applicant should contact their Building Control Provider for further information.

7. Public Right of Way

A Public Right of Way (PROW) (HOL/7/10) is located east of the application site.

As the PROW will remain unobstructed, there is no concern with the impact of the proposed development on the PROW. An informative will be added to ensure the PROW remains open and unobstructed.

8. Representations

None received.

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 proposals do not accord with the development plan and the adverse impacts of granting permission would significantly and demonstrably outweigh any benefits of the development when assessed against policies in the NPPF and other material considerations.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2026/90601

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.

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 Policies LP7, LP20, LP21, LP22, LP24, LP28, LP30, LP33, LP51, LP52 and LP53 of the Kirklees Local Plan, the adopted Housebuilders SPD and Chapters 5, 8, 9, 11, 12, 14, 15 and 16 of the National Planning Policy Framework.

3. Prior to the commencement of development, a block plan shall be submitted to and approved in writing by the Local Planning Authority, clearly identifying the extent of the residential curtilage.

Reason: In the interest of visual amenity and so as to preserve the openness of the Green Belt and the character of the dwelling in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 12 and 13 of the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2025 (or any order revoking and re-enacting that order with or without modification), no development shall take place within the curtilage of the dwellinghouses hereby approved which falls within Schedule 2, Part 1, Classes A, B,C,D,E,F and Schedule 2, Part 2 Classes A and B without the prior written consent of the Local Planning Authority.

Reason: In the interest of visual amenity and so as to preserve the openness of the Green Belt and the character of the dwelling in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 12 and 13 of the National Planning Policy Framework.

5. The dwellings hereby approved shall not be occupied until all areas indicated to be private drives and parking areas are laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) these areas shall be so retained, free of obstructions and available for parking thereafter.

Reason: In the interests of visual amenity and traffic safety, to mitigate flood risk arising from surface water run-off, to ensure adequate space within the

site for vehicle movements and parking and to comply with Policies LP24 and LP28 of the Kirklees Local Plan and Chapters 9 and 12 of National Planning Policy Framework.

6. The approved annexe hereby approved shall be used solely for purposes incidental to the enjoyment of the dwellinghouse known as Barn, Wood Nook Lane, Honley, Holmfirth, HD9 4DU and shall not be used as a separate or independent unit of accommodation and/or for a commercial purpose at any time.

Reason: To ensure that the outbuilding remains incidental to the host dwelling and does not form a separate planning unit, in the interests of visual, residential amenity, and highway safety in accordance with Policy LP21 and LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

7. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

8. Notwithstanding the submitted details, no development shall commence until full details and samples of the proposed roof tiles for the buildings have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used, and they shall be retained and maintained for the lifetime of the development.

Reason: In the interests of visual amenity to accord with Policy LP 24 of the Kirklees Local Plan, The Kirklees Housebuilders Design Guide SPD and guidance contained within Chapter 12 of the National Planning Policy Framework

9. Notwithstanding the submitted details, no development shall commence until full details and samples of the proposed timber cladding of the approved garage have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall be used, and they shall be retained and maintained for the lifetime of the development.

Reason: In the interests of visual amenity to accord with Policy LP 24 of the Kirklees Local Plan, The Kirklees Housebuilders Design Guide SPD and guidance contained within Chapter 12 of the National Planning Policy Framework.

NOTE: Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. A licence from Natural England may be required prior to works affecting bats. The application is advised to contact Natural England.

NOTE: All works should be timed to occur outside nesting bird season (typically March to August, inclusive). If this is not possible all potential bird nesting opportunities must be checked by a suitably experienced ecologist within 24 hours prior to works. If any active nests are found, the ecologist should advise on suitable species-specific works exclusion zones. The exclusion zones should be regularly monitored by the ecologist and remain in place until the young have fledged the nest or the nests are otherwise deserted.

NOTE: A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof:

- Standard charging points for single residential properties that meet the requirements specified in the latest version of “Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)” by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of at least 16A (3.5kW) and have Type 2 socket outlet would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.

- The installation must comply with all applicable electrical requirements in force at the time of installation.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

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 work may be carried out.

NOTE: Public footpath HOL/7/10 should remain free and available to be used prior to, during or after development works. The Council's public rights of way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston or via the email address publicrightsofway@kirklees.gov.uk

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.

Plans and Specifications Table:

Plan Type	Reference	Version	Date Received
Location Plan			05/03/2026
Proposed Block Plan	25-003-012		05/03/2026
Proposed Main Building Elevations	25-003-09		05/03/2026
Proposed Garage Elevations	5-003-11		05/03/2026
Proposed Outbuilding Elevations	25-003-10		05/03/2026
Planning Statement			05/03/2026
Bat Report and Mitigation Strategy	250641		05/03/2026

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 Planning Authority has, 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 required as the proposal was deemed acceptable as submitted.

Report Dated: 27/04/2026

