

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:	2026/62/90957/E
Site Address:	Meadow Barn, 16, Manor Road, Farnley Tyas, Huddersfield, HD4 6UL
Description:	Erection of a freestanding greenhouse sited to side of dwelling (within a Conservation Area)
Recommending Officer:	Elenya Jackson

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: 08-Jun-2026

Officer Report

Site Description

The application site is Meadow Barn, 16, Manor Road, Farnley Tyas, Huddersfield, HD4 6UL. The property is a two storey semi-detached dwelling which benefits from a reasonable amount of amenity space to the western side of the dwelling.

The property is located on a corner plot which is the first property on Park Farm Court. The dwellings within the immediate building group are similar in scale and composition as they were constructed to integrate within the wider conservation area. The property forms part of a small development of properties which are of similar vernacular.

The surrounding area is residential in nature; low density and stays reasonably close to manor road as the site is enclosed by the Green Belt.

The site is located within the Farnley Tyas Conservation Area and has not had its permitted development rights removed.

Description of Proposal

Erection of a freestanding greenhouse sited to side of dwelling (within a Conservation Area).

The proposal would have a depth of 2.6m and a width of 6.4m and a maximum height of 3.3m.

History of negotiations/amendments received

No alterations required.

Relevant Planning History

2024/90126: Demolition of existing single storey side wing and erection of two storey side extension (within a Conservation Area). Conditional Full Permission.

2022/94046: Change of use from paddock to residential curtilage and retention of engineering works (within a Conservation Area). Withdrawn

Representations

This application was publicised site notice and advertisement in the Huddersfield Examiner, for which the consultation period expired on 6th June. Following this publicity, one representations were received from neighbours or members of the public.

1. The application form describes the Greenhouse materials as "painted hardwood" but does not state the proposed colour. The colour should be specified and preferably be timber toned. In this prominent conservation area location, white should be avoided.

2. The site location plan does not identify the adjoining paddock (which I believe is owned by the applicant) with a blue line which is a key requirement of the application validation process

The material planning considerations shall be addressed below.

Parish/Town Council comments

None.

Consultation Responses

KC Conservation and Design – Informal discussion on 21/05/2025

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 within the Farnley Tyas Conservation area on the Kirklees Local Plan.

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.

Kirklees Local Plan:

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** – Design
- **LP 35** – Historic Environment

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. 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 this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

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 2023, 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 12 – Achieving well-designed places
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16- 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.

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity (including any heritage considerations)
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters – e.g. trees/ecology (e.g. bats)
- 6) Representations
- 7) Conclusion

1 – Principle of development:

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 development plan unless material considerations indicate otherwise. This is re-iterated within paragraph 2 of the National Planning Policy Framework (NPPF).

Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and defines this as the balance of economic, social and environmental elements. Paragraph 10 states that at its heart is a presumption in favour of sustainable development. For decision making this means that development proposals that accord with the Development Plan should be approved without delay, but where the Development Plan is absent, silent or relevant policies are out of date, LPAs should grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific policies within the NPPF indicate that development should be restricted.

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. In terms of extending and making alterations to the 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.

The site is located within the Farnley Tyas Conservation area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities shall pay special attention to the desirability of preserving or enhancing the appearance of buildings or land within a Conservation Area.

Policy LP35 of the Local Plan and Chapter 16 of the NPPF state that harm to heritage assets should not be allowed without a proportionate justification.

The Householder Extensions and Alterations SPD is also a material consideration and any departure from the proposals contained within it must be clearly justified.

The principle of development is considered acceptable, and the proposal shall now be assessed against all other planning considerations, including visual and residential amenity, as well as highway safety.

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

2 –Impact on visual amenity and the historic environment

Policy LP24 of the Kirklees Local Plan, consistent with chapter 12 of the NPPF, states, that 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 set out general guidelines for assessing impact on character and visual amenity:

KDP 1 – Local character and the street scene – Extensions and alterations should be in keeping with the appearance, scale, design and local character of the area and the street scene.

KDP 2 – Impact on the original house – Extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.

Policy LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness. Proposals within Conservation Areas should conserve those elements which contribute to their significance.

The House Extensions and Alterations SPD states that outbuildings should comply with the following:

- Be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;
- Be set back behind the building line of the original building so that they do not impact on the street scene
- Preserve a reasonable private amenity space appropriate to the potential number of occupants of the house, and follow a general principle that no more than 50% of garden space should be lost.

It is considered that the proposal has been designed in such a way that it would accord with the aforementioned points, appear subservient to the host dwelling and integrate with the prevailing character of the area.

The site is located within the Farnley Tyas Conservation Area, 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. Policy LP35 of the Kirklees Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development

Officers consider that the proposal would be for a greenhouse that has been designed in a way that would not detract from the conservation area or be overly prominent and therefore the proposal would have a neutral impact on

the significance of Conservation Area. As a result of the proposal having a neutral impact, no public benefit is required to be demonstrated to outweigh the harm.

It is considered necessary to condition the proposal to retain a natural timber colour to be in-keeping with the original host property as it has a timber porch area and the wider development.

Subject to the above conditions, the proposal would comply with Policies LP24 and LP35 of the KLP in terms of visual amenity and the historic environment, in addition to KDP 1 and 2 of the House Extensions and Alterations SPD and Chapters 12, 15 and 16 of the NPPF.

3- Residential Amenity:

Policy LP24 of the KLP requires of developments, inter alia, a good standard of amenity for future occupants and neighbouring occupiers, as well as a minimising of the impact on residential amenity of future and neighbouring occupiers.

Due to the nature of the proposal, no significant concerns would be raised regarding the residential amenity of neighbouring residents.

4- Highway Safety:

The site currently benefits from its own driveway and garage and no parking provision would be displaced as a result of the development.

Given the above, the application is considered to comply with the aims of Policy LP22 of the KLP.

5 – Other matters:

Carbon Budget

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures are required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations, which will need to be adhered to as part of the construction process and which will require compliance with national standards.

6 – Representations:

The concerns raised in the representation are addressed as follows:

The colour of the Greenhouse:

Officer Response: As a colour has not been specified for the timber frame of the Greenhouse, officers have added a condition in this instance; however, it is possible an alternative colour would also be considered appropriate and

therefore the applicant is to be provided with the opportunity to have this agreed at a later date.

The site location plan does not identify the adjoining paddock (which I believe is owned by the applicant) with a blue line which is a key requirement of the application validation process.

Officer Response: The redline boundary on a plan is a validation requirement to indicate the land to which an application relates. In this case, additional land owned by the applicant is not relevant to this application and it was not necessary for the applicant to identify this.

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 for the erection of a Greenhouse at Meadow Barn, 16 Manor Road has been assessed against relevant policies in the development plan, as listed in the policy section of the report, the NPPF and other material considerations. The proposal would have an acceptable impact on the character of the Farnley Tyas Conservation Area.

Recommendation: APPROVE

Decision Authorisation - Delegated Powers

Application Number 2026/90957

Officer Recommendation: Approve

Conditions and Reasons:

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 to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP23, LP24 and LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. Notwithstanding the approved plans, the proposed greenhouse shall retain a timber colour finish matching that used in the construction of the existing building. This colour shall be retained for the lifetime of the development and shall not be amended without prior agreement from the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and the aims of Chapter 12 of the National Planning Policy Framework.

NOTE: Please note that the granting of planning permission does not overrule private legal rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works as construction and maintenance or parking of vehicles may involve access to land outside your ownership or subject to private rights of way.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) to obtain this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

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 13.00 hours, 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 may control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location Plan	008		2/04/2026
Proposed site plan	006		2/04/2026
Proposed elevations	005		2/04/2026
Proposed floor plans	004		2/04/2026
Climate change statement			2/04/2026
Heritage statement			2/04/2026

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 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 alterations requested.