

**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:	2026/62/91109/W
Site Address:	Ash House, 240, Dunford Road, Holmfirth, HD9 2SJ
Description:	Demolition of existing conservatory and erection of single storey rear extension, works to existing annexe including modification of roof and external elevations, new gate and associated alterations
Recommending Officer:	Joanna Rednall

DECISION – REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 16-Jun-2026

The Site

Ash House is a two-storey detached dwelling situated in Holmfirth, accessed from Dunford Road to the east. The property sits on a lower ground level than the adjacent highway, with land levels continuing to fall towards the west. The dwelling is constructed in traditional coursed natural stone with a stone-slate hipped roof and includes a driveway and double integral garage to the front.

The site occupies a generous plot, featuring a lawned garden to the front that extends around the side and rear of the property, together with a patio area positioned to the rear.

The property lies within the Green Belt and immediately adjoins the Underbank Conservation Area to the east. There are no Listed Buildings in close proximity. The western boundaries are defined by a group of protected trees covered by TPO 07/80/g12.

The Proposal

The applicant is seeking planning permission for demolition of existing conservatory and erection of single storey rear extension, works to existing annexe including modification of roof and external elevations, new gate and associated alterations.

Demolition of existing conservatory and erection of single storey rear extension

The proposed rear extension would project 5.5m from the existing rear elevation and measure 4.5m in width. It is designed with a flat roof reaching an overall height of approximately 3.5m, finished with black zinc fascia and vertical timber cladding.

The extension incorporates full-height glazed openings to the south and west elevations. A rooflight is also proposed within the flat roof.

Internally, the extension would accommodate a sunroom.

Works to existing annexe including modification of roof and external elevations, new gate and associated alterations.

The proposed first-floor alterations include replacing the existing hipped roof with a flat roof, increasing the eaves height to 5.4m and achieving an overall height of approximately 5.6m.

The development would introduce revised fenestration, with the north (front) and south (rear) elevations featuring vertically emphasised openings. The

existing twin garage doors would be removed and replaced with a single wider garage door.

In terms of materials, the ground-floor front elevation would remain unchanged. The first floor would be finished in timber cladding to the front, side and rear elevations, while the ground-floor side elevation would be constructed in natural stone.

Internally, the development would serve a bedroom and studio / workshop. The submitted plans show that the vehicle gate would retain the same overall dimensions as the existing gate but would operate as a sliding gate rather than opening inward. It would remain in its current position, with a new pedestrian gate proposed immediately to the side. Both gates are proposed to be finished in a black powder-coated material.

History of Negotiations

No amendments have been sought during the processing of this application, as addressing the identified harm would require changes that go beyond the reasonable scope of the proposal.

Planning History

Relevant planning history for this site is summarised as follows:-

87/02165: Erection of replacement garage – Granted conditionally

94/90128: Erection of extension to form double garage, 2 bedrooms and conservatory – Conditional full permission

2001/92446: Change of use of part dwelling to restaurant – Refused – Appeal Dismissed

2025/92158: Work to TPO(s) 07/80 – Granted

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice and a press notice.

Final publicity date expired: 06/06/2026

No representations were received as a result of the publicity.

Parish/ Town Council Comments

Holme Valley Parish Council: no comments to date.

Consultations

KC Trees: no objections.

Allocation & Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway Safety
LP22 Parking Provision
LP24 Design
LP30 Biodiversity
LP33 Trees
LP35 Historic Environment
LP57 The extension, alteration or replacement of existing buildings

Holme Valley Neighbourhood Development Plan

The following policies of this plan are considered most relevant:

Policy 1 – Protecting and Enhancing the Landscape Character of the Holme Valley

Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design

Policy 12 – Promoting Sustainability

Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th 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 16th 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. Considered to be of relevance to the consideration of this application are policies within the following chapters:

-

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt Land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

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

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic interest which it possesses'

Assessment

1 – Principle of development:

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. 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.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

Land allocation – Green Belt

The site is designated Green Belt on the Kirklees Local Plan. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt, the most relevant in this case being to assist in safeguarding the countryside from encroachment. Paragraph 153 of the NPPF states that inappropriate development should not be approved except in very special circumstances. Certain forms of development are exceptions to ‘inappropriate development’. 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.

Further to this, Policy LP57 of the Kirklees Local Plan states the following:

‘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;*
- b. 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;*
- c. 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*
- d. 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.’*

Paragraph 154(c) sets out that 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 may be an acceptable exception.

A review of the planning history and historic mapping confirms that the dwelling has already undergone enlargements since 1948, most significantly through the construction of a side extension and a rear extension. For the purposes of paragraph 154(c) of the NPPF, officers have calculated the volume of the original building as it existed in 1948 to be 821.10 m³.

As outlined in the planning history section of this report, the property benefits from several later additions, including a 1.5-storey side extension and a single-storey rear extension. Officers calculate the combined volume of these additions to be approximately 342.52 m³, resulting in a total existing built volume of around 1,163.63 m³. These extensions do not form part of the original building, having been granted permission in 1994, and therefore must be included when assessing whether the development now proposed would be proportionate to the original building.

The proposed development would increase the overall volume to approximately 1,219.638 m³, representing a 48.6% increase over the original 1948 volume. This level of enlargement constitutes a substantial uplift and, in purely numerical terms, would be at a level that could be regarded as disproportionate in Green Belt policy terms.

However, the assessment of proportionality is not solely an arithmetic exercise. The visual, spatial, and design impacts of the proposal must also be considered.

In this case, the proposed extensions would introduce a distinctly modern form, characterised by flat roofs, vertical timber cladding, and full-height glazing. These elements contrast sharply with the host dwelling, which is a traditional stone-built property with a hipped roof and a more modest, vernacular character. The resulting development would create a large, flat-roofed mass extending along the side elevation and projecting beyond the rear at two storeys before stepping down to a single storey. This would produce a form that does not respect the scale, proportions, or architectural language of the original dwelling, conflicting with the aims of LP57(a) of the Kirklees Local Plan.

With regard to materials, the extensive use of timber cladding on the first-floor extension and rear extension would appear visually incongruous against the traditional natural stone of the host building. Policy LP57(d) requires that materials have regard to relevant design policies and do not materially detract from the Green Belt setting. In this instance, the cladding would introduce a contrasting and visually assertive finish that would erode the historic and architectural integrity of the original dwelling.

The proposed vertically emphasised windows would further accentuate this contrast. Their aluminium-faced, dark grey finish and full-height proportions would sit at odds alongside the traditional white uPVC / painted timber sliding-sash style windows of the host. These changes would further highlight the contrast between the extension and the original dwelling. The development would occupy a prominent position, running parallel to Dunford

Road, and would be readily visible from the highway as well as from a number of wider viewpoints.

When viewed cumulatively with the extensions that have already been carried out at the property, it is considered that the proposal would represent a further material increase in the built form associated with the site. This, combined with the design, siting, prominence, and materials, would result in a level of development that is disproportionate relative to the scale of the original dwelling. As such, the development would fall outside the scope of the exceptions listed under paragraph 154 of the NPPF and would therefore be considered inappropriate development within the Green Belt.

Paragraph 153 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 further sets out that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

In this instance, there are not considered to be very special circumstances present that would clearly outweigh the identified harm arising from the scale and cumulative impact of the extension proposed.

Taking all of the above factors into account, the proposed extension, when considered alongside the cumulative additions already made to the property, would result in a disproportionate increase over the size of the original building and therefore constitutes inappropriate development in the Green Belt under paragraphs 154 and 155 of the NPPF and Policy LP57 of the Kirklees Local Plan. In the absence of any very special circumstances capable of clearly outweighing the identified harm to the Green Belt and the additional harm arising from the scale, design, materials, and prominence of the proposal, the development therefore fails to comply with the aims of Policy LP57 of the Local Plan and the policies contained within Chapter 13 of the NPPF.

2 – Impact upon visual amenity and Conservation Area

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

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. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA).

Policy 2 of the HVNP 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. Furthermore this policy sets out that development should sit in with and neither dominate or have a detrimental; impact on its surroundings and neighbouring properties.

The application site is within Landscape Character Area 4, the River Holme Settled Valley Floor.

One key characteristic of the area is framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

Key built characteristic of the area are

- Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area's former textile industry.
- Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads.
- Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre.
- Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage.
- There are mixed areas of historic and more recent residential and commercial developments.

The application site is adjacent to Underbank 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.

Paragraph 212 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset the Local Planning Authority should give great weight to the heritage asset's conservation irrespective of the level of harm.

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. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

At paragraphs 214 – 216 the NPPF is clear, that where development leads to substantial harm, this is necessary to achieve substantial public benefits that outweigh that harm or, in the case of less than substantial harm this should be weight against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this context, preservation means not harming the interest of the building itself, or the wider conservation area within which it is set.

In this case, although the proposal does not fall within the Conservation Area boundary, the site occupies a visually prominent position along Dunford Road and forms an important part of the immediate setting of the Underbank Conservation Area. Owing to its visibility and proximity, any substantial alteration to the host dwelling has the potential to influence how the Conservation Area is perceived from the public realm. Given the scale, siting and prominence of the proposed development, officers consider that the development would materially alter the backdrop and approach to the Conservation Area, thereby affecting its setting.

As set out earlier in Section 1 of this report, the proposed extensions would result in a disproportionate increase over the size of the original dwelling and would introduce a distinctly modern design language, including flat roofs, vertical timber cladding, and full-height glazing. These contemporary elements contrast starkly with the traditional natural stone construction and hipped roof form of the host property, which currently contributes positively to the character and appearance of the Conservation Area's setting. The increased massing, combined with the use of contrasting materials and modern detailing, would erode the visual coherence of the area and diminish the

contribution the existing dwelling makes to the historic and architectural context of Underbank.

Taking these factors together, officers consider that the proposal would result in less than substantial harm to the setting of the Underbank Conservation Area. In accordance with the NPPF, such harm must be weighed against any public benefits arising from the development. In this instance, whilst the proposal would provide additional accommodation associated with a dwelling it is considered minimal weight can be afforded this factor and no public benefits are identified that would outweigh the identified harm.

The proposed extensions, by virtue of their design, siting and scale, would have a harmful impact on the historic character of the host property and the setting of the Underbank Conservation Area. As no public benefits exist to outweigh this harm, the development is contrary to Policies LP24(a and c) and LP35 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions and Alterations SPD, the policies within Chapters 12 and 16 of the NPPF, and Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. 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.

Policy 2 of the HVNP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”*.
- Principle 4 – that: *“extensions and 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.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”*.

- Principle 6 – that: “*extensions and alterations should not unduly reduce the outlook from a neighbouring property.*”

The development is not considered to give rise to any material harm to residential amenity beyond the existing situation. The separation distances involved ensure that issues of overlooking, overbearing impact, and overshadowing would not arise for neighbouring properties.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, Policy 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within 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.

The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling would remain as existing. The entire front driveway and garage space would be retained as a result of the development. With this being the case, proposed parking arrangements are considered to be acceptable.

The proposed vehicle access gate would be positioned in the same location as the existing gate but would operate as a sliding gate rather than opening inwards. This design retains the established access point and maintains the same recessed position from the highway. As a result, the proposal would not give rise to any adverse impact on highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

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 – Other matters:

Ecology

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should

demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Chapter 15 of the National Planning Policy Framework are 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 bat alert area, the proposals are relatively modest, and therefore considered unlikely that the proposals would have an impact on the bat population. An informative would be included in the event of any approval, making the applicant aware that if bats were discovered on site any development would need to cease and the applicant is advised to contact Natural England for advice on how to move forward.

Trees

With regard to trees Policy LP33 of the Kirklees Local Plan is of relevance and states the following:-

‘The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity. Proposals should normally retain any valuable or important trees where they make a contribution to public amenity’

The site is bounded by protected trees from the north to south of the dwelling references 07/80/g11, 07/80/g12 and 07/80/g13.

KC Trees have been consulted on the proposals and have made the following comments:

“All proposals are to be done on existing footprints and therefore shouldn’t require any ground work within the adjacent trees root protection area. Any issues of shading from the trees wouldn’t be any different from what the existing building experiences and therefore the would be no direct or indirect impacts on the trees as a result of this development.”

Therefore, taking account of the consultation response from KC Trees, the proposal is not considered to cause any harm to the protected trees close to the development.

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 pre-dates 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 modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application with a number of measures, detailed, which include energy efficient lighting, locally sourced materials, use of reclaimed timber inclusion of bat / bird boxes, rainwater harvesting, water efficient plumbing and use of solar gain. These measures are not considered to constitute public benefits to outweigh the harm identified and discussed in earlier sections of this report.

6 – Representations:

None received

7 – 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 would not constitute sustainable development and is therefore recommended for refusal.

Recommendation

REFUSE

Decision Authorisation - Delegated Powers

Application Number: 2026/91109

Officer Recommendation: Refuse

Reasons

1. The proposed development, by reason of its design, siting and scale, would result in the construction of an incongruous and unsympathetic

development which would fail to harmonise with the host dwelling and would be detrimental to the character and appearance of the host property. The proposal therefore fails to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Kirklees House Extensions and Alterations Supplementary Planning Document, Policy 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

2. The proposed development, by virtue of its design, siting and scale constitutes a disproportionate addition and would therefore be inappropriate development within the Green Belt. No very special circumstances have been demonstrated or are considered to exist more generally that outweigh the identified harm. The proposal therefore fails to accord with policies within Chapter 13 of the National Planning Policy Framework and policy LP57 of the Kirklees Local Plan.

3. The proposed development, by virtue of its design, siting and scale, has a harmful impact upon the historic character and setting of Underbank Conservation Area. There are no public benefits identified or considered to exist more generally which justify the identified harm to the setting of the Conservation Area and the development is therefore contrary to Policies LP24 and LP35 of the Kirklees Local Plan, Principles 1 & 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document, policies within Chapters 12 and 16 of the National Planning Policy Framework and Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
OS Location Plan	2506.304-01	-	22/04/2026
Floor Plans and Elevations - As Existing	2506.307-01	-	22/04/2026
Site Plan and Section - As Existing	2506.305-01	-	22/04/2026
Site Plan and Section - As Proposed	2506.306-01	-	22/04/2026
Floor Plans and Elevations - As Proposed	2506.308-01	-	22/04/2026
3D Views Existing and Proposed	2506.309-01	-	22/04/2026
Climate Change Statement	-	-	22/04/2026
Design & Access Statement	-	-	22/04/2026
Application form	-	-	22/04/2026

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 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 have been sought during the processing of this application, as addressing the identified harm would require changes that go beyond the reasonable scope of the proposal.

Low coal