

**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:	2026/62/91122/W
Site Address:	54, Holmfirth Road, Meltham, Holmfirth, HD9 4DB
Description:	Demolition of garage and erection of detached annex and store to create dwelling forming annex accommodation associated with 54, Holmfirth Road, Meltham, Holmfirth, HD9 4DB
Recommending Officer:	Joanna Rednall

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: 19 June 2026

The Site

54 Holmfirth Road is a two-storey detached dwelling located within Meltham, Holmfirth. The site comprises the main residential property and an existing detached garage positioned within the domestic curtilage. The frontage includes a small lawned garden and an area of hardstanding, with a larger lawned garden situated to the rear.

The surrounding area is residential in character, featuring a mix of detached, semi-detached and terraced dwellings. The existing garage is a single-storey outbuilding located within the garden area and is no longer used for vehicular parking.

The Proposal

The applicant is seeking planning permission for demolition of garage and erection of detached annex and store to create dwelling forming annex accommodation associated with 54, Holmfirth Road, Meltham, Holmfirth, HD9 4DB.

The proposed building is L-shaped and located to the rear of the dwelling, measuring approximately 5.3m in depth, 10.6m in width and 2.8m in height. It would incorporate a flat roof and be finished in vertical cedar boarding.

Internally, the annex would accommodate a store room, sitting/kitchen area, bedroom and bathroom. The front elevation would include a pair of patio doors, a window opening and a grey garage-style door. Additional windows are proposed to the side and rear elevations, with a pedestrian door on the north-west elevation providing access to the store room.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

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

2012/91581: Erection of two storey side and rear extensions – Conditional full permission

2013/91905: Erection of two storey side and rear extensions – Conditional full permission

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.

Final publicity date expired: 29 May 2026.

No representations were received as a result of the publicity.

Parish/ Town Council Comments

Holme Valley Parish Council: no comments received to date.

Consultations

No statutory consultations were requested for this application.

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

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:

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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Supplementary Planning Guidance

Kirklees Highway Design Guide (November 2019)

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.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon visual amenity
3. Impact upon residential amenity
4. Impact upon highway safety
5. Other matters
6. Representations
7. Conclusion

1 – Principle of development:

The site is without notation on the Kirklees Local Plan. 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”.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity

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.

Section 5.29 and 5.30 relate to outbuildings and provide the following guidance:

“5.29 Outbuildings, such as garden offices, detached garages and granny annexes, can have as much of an impact on the appearance of the building as any other extension. Wherever possible these should reflect the style, shape and architectural features of the existing house and not be detrimental to the space around the building.

5.30 Outbuildings should normally:

- 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; and*
- 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.”*

The proposed outbuilding would occupy the position of the existing detached, pitched-roof garage located to the rear of the dwelling, but with an increased width. The structure would measure approximately 5.3m in depth, 10.6m in width and 2.8m in height. Positioned behind the host property, the building would be largely screened from public vantage points along Holmfirth Road.

The annex would be of an acceptable scale and would read as a subservient addition to the host dwelling. Its limited height, single-storey form and set-back position ensure it would not appear overly prominent within the public realm. It is set in from the side and rear boundaries, and retains over half of the rear amenity space to retain a substantial level of existing garden space. Although the proposed materials of vertical cedar boarding with a flat roof differ from those of the main house, the outbuilding's discreet location and separation distance of around 13m from the rear elevation of the dwelling reduce any potential conflict. The submitted elevations also indicate that boundary treatments would provide further screening. While a flat roof is not

the most characteristic form in this context, in this instance it serves to minimise bulk and massing, helping the structure remain subordinate to the host property.

Taking these factors into account, the proposed development is not considered to result in any significant adverse impact on the character or appearance of the surrounding area and it is considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, and advice within the National Planning Policy Framework.

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.

In terms of overlooking, the principal window openings are positioned on the front elevation of the outbuilding, facing back towards the host dwelling. The proposal would retain a separation distance of approximately 13m to the rear elevation of No.54, around 15m to No.54a to the north-east, and approximately 19m to 52 Holmfirth Road. Given the single-storey height of the structure, its ancillary relationship to No.54, and the presence of existing boundary treatments, officers consider that the development would not result in an unacceptable level of overlooking or a loss of privacy for neighbouring occupiers. The ancillary use of the outbuilding in association with No.54 can be secured by condition.

As outlined above, the limited height of the building, combined with existing boundary screening and the separation distances to surrounding properties, ensures that the proposal would not give rise to a detrimental overbearing or overshadowing impact.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, and advice within Chapter 12 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 seeks to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposal would introduce ancillary annex accommodation comprising one bedroom. The existing vehicular access arrangements would remain unchanged, and sufficient space for off-street parking would be retained within the site. The existing garage is not currently used for parking, and its removal would therefore not result in the loss of an active parking space.

Given that the annex would function in an ancillary capacity to No.54, the development is not considered to generate an increased parking demand. This ancillary use can be secured by an appropriate condition.

The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to 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

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 has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

A 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 for minor sites granted pursuant to an application submitted after 02 April 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 applicant has stated the application falls under the 'Self-build and custom build development' exemption category within the application forms. Therefore, in light of the submitted detail it is considered the application is exempt from a BNG uplift.

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.

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 constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2026/91122

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 (as amended).

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 accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

3. The annex accommodation hereby approved shall be used solely as ancillary accommodation to the existing dwellinghouse known as 54, Holmfirth Road, Meltham, Holmfirth, HD9 4DB and shall not be sold, leased, rented or used as an independent dwelling unit or let out as holiday accommodation.

Reason: To ensure that the annex is used solely as ancillary accommodation to the main dwellinghouse in accordance with Policies LP21, LP22 and LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	LP 01	-	27/04/2026
Block Plan (as existing)	BP 01	-	27/04/2026
Block Plan (as proposed)	BP 02	-	27/04/2026
Planning Drawing	2026/017/03	-	27/04/2026
Planning Statement	-	-	27/04/2026
Climate Change Statement	-	-	27/04/2026
Application form	-	-	27/04/2026

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 were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 16/06/2026

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