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:	**2026/62/91559/W**
Site Address:	Castle View House, New Mill Road, Wooldale, Holmfirth, HD9 7LT
Description:	Raising rear decking by up to 1050mm, new bi-fold doors to master bedroom. repointing stonework and quoins, installing metal and glass balustrade to rear of decking, replacement of all external windows and doors, replacement of existing sliding electric entrance gate and installing 600mm high metal railing to boundary wall
Recommending Officer:	Joshua Merriman

DECISION – Conditional Full Permission

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

Danielle Cooper

AUTHORISED OFFICER

Date: 03-Sep-2026

Officer Report – 2026/91559

Site Description

The application site refers to Castle View House, New Mill Road, Wooldale, Holmfirth, HD9 7LT, a two-storey detached property faced in stone, with a concrete tiled roof, and timber windows and doors. The application property lies in a slightly varied street scene, surrounded by properties of differing sizes, scales, characters, and appearances, with the application property being sited on heavily sloping land levels causing the property to appear as a bungalow from the front but 2-3 storey at the rear. Furthermore, the application property benefits from a hard-standing area to the front, as well as garden space to the side and rear.

Description of Proposal

The Scheme

The applicant is seeking permission for Raising rear decking by up to 1050mm, new bi-fold doors to master bedroom. repointing stonework and quoins, installing metal and glass balustrade to rear of decking, replacement of all external windows and doors, replacement of existing sliding electric entrance gate and installing 600mm high metal railings to boundary wall.

Supporting Information

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

- Climate Change Statement

History of Negotiations / Amendments Received

Concern was raised in regard to the proposed 1m tall timber fence above the existing stone wall to the side of the application site and its adverse visual impact it would have on the character and appearance of the street scape which is characterised by stone walls and hedging. The agent submitted a revised plan removing the fencing for a 600mm high metal railing. Upon review of the revised plans, it was considered that the proposed railing was visually appropriate.

Relevant Planning History

The most relevant planning history relates to the following planning applications

88/01404 - Erection of extension to form conservatory – Granted Conditionally.

2002/93859 - OUTLINE APPLICATION FOR ERECTION OF 1 NO. DETACHED DWELLING, DETACHED DOUBLE GARAGE AND TURNING FACILITIES – Refused.

2004/92978 - ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE – Approval of Reserved Matters.

Representations

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

The application has been publicised on the Council's website and by site notice. The expiry date of the publicity period was the 13/08/2026.

Consultation Responses

No consultations considered necessary.

Allocation and Policy

The site is allocated in the Strategic Green Infrastructure Network within the Kirklees Local Plan (adopted 2019). The site is also located within a bat alert layer.

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

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design

LP30 Biodiversity and Geodiversity
LP31 Strategic Green Infrastructure Network

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies within the plan relevant to the consideration of this application are listed as follows:-

Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley.
Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.
Policy 12 – Promoting Sustainability.
Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

The application site lies within Landscape Character Area 4 (River Holme Settled Valley Floor) of the Holme Valley Neighbourhood Development Plan, they key characteristics of which are listed below:

- 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.

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published August 2026, 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.

Chapter4 Achieving sustainable development
Chapter5 Meeting the challenge of climate change
Chapter14 Achieving well-designed places
Chapter19 Conserving and enhancing the natural environment

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
House Extensions & Alterations SPD (adopted June 2021)

The Biodiversity Net Gain Technical Advice Note

Legislation

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

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

Assessment

The following matters are considered in the assessment below –

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

1 – Principle of Development

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

National decision-making policy S3: Presumption in favour of sustainable development 1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means: a. Policy S4 in this Framework should be applied when considering development proposals within settlements; b. Outside settlements, policy S5 should be applied; and c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy LP2 of the KLP sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

National decision making Policy: S4: Principle of development within settlements 1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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

In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 14 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

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

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

2 – Impact on character and appearance of the area

Section 14 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

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

Key Design Principles 1, 2, and 9 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.

As the raised rear decking, bi-fold doors to master bedroom, and metal and glass balustrades will be located to the rear of the property and not visible from the street scene, it is considered that these aspects of the development will have no significant impact upon the visual amenity of the host property or surrounding area.

Replacing all external windows and doors with uPVC/aluminium variants rather than existing timber is considered acceptable as the property is not located within a Conservation Area and is not designated as Listed. Furthermore, there is a strong presence of uPVC and aluminium windows and

doors on neighbouring properties and within the street scene, therefore, this alteration is not considered to significantly impact the character of the surrounding area, and the application property will continue to respect the character of the street scene.

A condition will be added to the end of this report to ensure any repointing matches that of the existing property.

Installing a replacement electric sliding entrance gate is not considered to significantly impact on the properties frontage as the changes will closely mirror what is existing, as well as remaining similar to other frontages found in the street scene.

The proposed 2no. sheds can be erected under permitted development and raises no visual concern.

Finally, the installation of a 600mm high metal railing to the existing side boundary walls are considered to be visually acceptable and will not cause any adverse harm to the character and appearance of the streetscape.

Therefore, the proposed development is considered to comply with Policies LP1, LP2 and LP24 of the Kirklees Local Plan, Principles 1, 2, and 9 of the House Extensions and Alterations SPD, and Policies within Chapter 14 of the National Planning Policy Framework.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

"…maintain appropriate distances between buildings' and *'…minimise impact on residential amenity of future and neighbouring occupiers."*

Further to this, Chapter 12 L2(d)ii of the National Planning Policy Framework states that planning decisions should ensure that developments have acceptable living standards.

Key Design Principles 3, 4, 5, 6, and 7 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.

In accordance with L2 National decision making policy, iii. *Where the development would involve the use of residential curtilages, not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings38; unless additional development can be accommodated without harm to the overall character of the area, and taking into account the availability of infrastructure and the importance of locating development in sustainable locations (in accordance with policy TR3).*

The raised rear decking, bi-fold doors to master bedroom, and metal and glass balustrades will face West, onto a heavily natural screened area dropping significantly in slope, therefore, no significant overlooking potential or privacy impacts are considered to be derived from these alterations as they would not significantly alter the overlooking potential that is currently existing from the rear of the property.

Replacement pointing, electric gate, and windows and doors are not considered to be of a large enough scale to impact neighbouring occupants, and as the existing forms of these developments have no significant impact regarding residential amenities, the proposed replacements are considered acceptable.

Given the 600mm high metal railing will only be installed to the Southern elevation of the site where a neighbouring residence is immediately present, and the neighbouring property is set an adequate distance away from the shared boundary, it is considered that the railing will not be significant enough in scale to impart any overshadowing or overbearing impacts onto the neighbouring property to the South.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Key Principles 3, 4, 5, 6, and 7 of the House Extensions and Alterations SPD, 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 Chapter 15 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

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

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

The number of bedrooms in the property will not increase as a result of the development, leaving the off-street parking requirement unchanged, therefore, it is considered that the existing hard-standing parking area to the front of the dwelling can continue to meet this requirement and is therefore acceptable to remain.

The development is set back adequately from the highway and as a result will have no significant impact upon highway safety.

The proposed side metal railing above the existing side boundary wall is not considered to result in harm highway safety.

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 15 of the National Planning Policy Framework.

5. Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 5 of the National Planning Policy Framework.

6. Other Matters

Impact upon Ecology

Chapter 19 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat roosting area, the proposals are relatively modest, and in this case would not impact upon the existing roof space which has the potential for providing a roost for bats. Therefore it is considered unlikely that the proposals would have a significant impact on the bat population. An informative would be included 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. Subject to informative the proposal is considered to be acceptable in this regard.

7. Representations

No representations have been received.

8. Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation CONDITIONAL FULL PERMISSION

Decision Authorisation: Delegated Powers

Application Number: 2026/91559

Officer Recommendation: Conditional Full Permission

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.
   Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
   Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 4, 5, 14, and 15 of the National Planning Policy Framework

2. The external repointing of the property hereby approved shall in all respects match that used in the construction of the existing building.
   Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1

and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 14 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	06/07/2026
Existing Site Plan	2025-100-01A	-	06/07/2026
Existing Floor Plans	2025-100-02A	-	06/07/2026
Existing Elevations	2025-100-03A	-	06/07/2026
Proposed Site Plan	2025-100-04B	-	01/09/2026
Proposed Ground Floor Plan	2025-100-05A	-	06/07/2026
Proposed First Floor Plan	2025-100-06A	-	06/07/2026
Proposed Elevations	2025-100-07B	-	01/09/2026
Application Forms	-	-	06/07/2026
Climate Change Statement	-	-	06/07/2026

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. Amendments were sought in regard to the proposed side boundary treatment. The submitted revised plans were deemed acceptable.