

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:	2026/62/91720/W
Site Address:	1432, Manchester Road, Slaithwaite, Huddersfield, HD7 5JX
Description:	Alterations to convert single dwelling to two apartments and installation of solar panels to roof (within a Conservation Area)
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: 01/09/2026

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Officer Report – 2026/91720

Site Description

The application site relates to 1423 Manchester Road, Slaithwaite, Huddersfield, HD7 5JX, a two-storey end terrace property faced in pebble dash render with a pitched tiled hipped roof, and uPVC windows and doors. The application property lies in a mixed street scene, being situated on Manchester Road, there are a plethora of uses in the locality including residential and commercial properties. Most residential uses in the nearby area are of a similar size, scale, character, appearance, and age. Furthermore, the dwelling benefits from a small courtyard area to the front for amenity space.

Description of Proposal

The Scheme

The applicant is seeking permission for Alterations to convert single dwelling to two apartments and installation of solar panels to roof (within a Conservation Area).

Supporting Information

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

- Heritage and Design and Access Statement
- Climate Change Statement

During the course of the assessment of the application, the following additional/amended plans/information was submitted for consideration:

03/08/2026 – Proposed Floor Plans Rev A 1432MRS P02

17/08/2026 – Proposed Elevations Rev B 1432MRS P03

History of Negotiations / Amendments Received

Officers requested updated, to scale, floor plans to ensure that both proposed units met National Described Space Standards as well as removing the singular proposed solar panel to the front elevation. Upon the receipt of these plans, it was confirmed that both apartments were compliant and acceptable in this manner.

Relevant Planning History

There is no relevant planning history at the application site.

Representations

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

The application has been publicised as affecting the setting of a conservation area, affecting a public right of way, on the Council's website, by site notice and by press advertisement. The expiry date of the publicity period was the 13/08/2026.

Letters of Objection

- Parking is a major issue in the local area, and the proposal will increase the demand for parking whilst not providing any additional parking provision in the locale.

Consultation Responses

KC Conservation & Design (Informal) – No objections subject to the removal of the front solar panel.

Allocation and Policy

The site is allocated in Slaithwaite Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located within the Strategic Green Infrastructure Network, within proximity of PRow COL/111/10, within a bat alert layer, swift nesting area, and twite buffer.

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
- LP35 Historic Environment
- LP51 Protection and Improvement of Local Air Quality
- LP52 Protection and Improvement of Environmental Quality

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
Chapter20	Conserving and enhancing the historic environment

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
Housebuilders Design Guide SPD (adopted June 2021)

The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).
The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
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

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.

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.

The site is located within the Slaithwaite Conservation Area on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan 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 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.

As the site is located within the Slaithwaite Conservation Area; therefore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 needs to be considered, which requires Local Planning Authorities to pay special attention in order to preserve or enhance the character and setting of buildings or land within a Conservation Area.

LP35 states that:

‘Development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm’.

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

The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that

housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold.

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement.

It is necessary to consider planning applications for housing development in the context of NPPF policies S3 – S5 of Chapter 4. For proposals within settlements policy S4 sets out development 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.

Policy LP7 of the Kirklees Local Plan states that should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value and a net density of at least 35 dwellings per hectare should be provided. Principle 4 of the Housebuilders Design Guide seeks to ensure a density of 35 dwellings per hectare or more is achieved. Where a density of 35 dwellings per hectare cannot be achieved, policy LP7 sets out that lower densities will only be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs.

Given the proposed layout, introducing 1 additional dwelling (new flat) which would increase density of development at the site and meet the lack of housing supply across the borough, the proposed development is considered to meet the requirements of Principle 4 of the Housebuilders Design Guide and LP7 of the Kirklees Local Plan.

Given the above, it is considered that the proposal would constitute sustainable development, and will be assessed further in the following sections of this report.

2 – Impact on character and appearance of the area (including impact upon historic environment):

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’*.

Principle 1 of the Housebuilders Design Guide SPD states:

“Developers are expected to draw upon the range of tools available to help secure high-quality design for residential development, from the outset of the development process. Developers should work closely with the Council and use the most appropriate tools to secure high-quality design.”

Principle 14 of the Kirklees Housebuilders Design Guide SPD notes that the design of openings is expected to relate well to the street frontage and neighbouring properties.

Historic Environment

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act (1990) states that for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Building & Conservation Areas) Act (1990) is mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Furthermore, LP35 states that: *“development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.”*

There will be no visual changes to the external walls of the property, with only like for like replacement windows and sympathetic door changes being employed as part of the development, therefore, it is considered that this will cause no significant impact upon visual amenity.

As for the proposed solar panels, there is to be three units to the West elevation and six units to the East elevation. When viewing the dwelling from Manchester Road to the East, there is natural screening and neighbouring properties which prevent open views of the roof plane, with this only being viewed for a very small portion of the journey past the property. This is similar when viewing the dwelling from the West, as the neighbouring properties creating a courtyard type area to the front block any view of the application properties roof plane for a long period. Considering the above, and no objection from KC Conservation & Design, it is considered that the solar panels will not be significantly viewed from surrounding areas, and given the slightly mixed character of properties, and roofs, in the street scene, the proposed solar panels would cause no additional visual harm to the Slaithwaite Conservation Area. Moreover, given the benefits the property will derive from them, and how they will contribute to the Councils climate emergency, it is considered that on balance the solar panels are acceptable visually.

It is considered necessary to condition that all new windows in the property should be recessed 100-150mm from the buildings elevation to ensure visual amenity of the host property is protected, ensuring the character and appearance of the conservation area is protected. In addition, to again protect the visual amenity of the host property and conservation area, the solar panels should be black in colour with no silver linings, and should employ the use of a non-reflective coating. This will be conditioned as such.

It is therefore considered, subject to the aforementioned conditions that the proposed development would be acceptable from a visual amenity perspective, in accordance with Policies LP1, LP2, and LP24 of the Kirklees Local Plan, and Principles 1 and 14 of the Housebuilders Design Guide SPD.

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.

Principle 6 of the Housebuilder Design Guide SPD states:

“Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.”

Principle 17 of the Housebuilders SPD states the following:

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

With regard to Principle 16 of the Housebuilders SPD and the technical housing standards of the NDSS which outline that single storey dwellings with 1-bedroom require a total floorspace of 39m². This is not considered an issue for either apartment, as the total floor space of Flat 1 would be 40m², and the floorspace of Flat 2 would be 48.9m².

Furthermore, with regard to amenity space for both flats, due to their limited scale it is considered that the small area of shared amenity space in the front courtyard is an acceptable amount, furthermore, as both flats are only designed for a maximum of two occupants it is deemed that the amenity space given will be adequate for this number of residents, especially given there could have been more occupants in the dwelling currently sharing the same amount of amenity space.

All living rooms, bedrooms, and kitchens are considered to receive an adequate amount of light and are serviced by acceptable openings to ensure a good standard of amenity for users.

As there are no changes to the property proposed regarding footprint, it is considered that there will be no significant impact upon neighbouring properties regarding overshadowing, overbearing, light, and outlook.

The introduction of solar panels is not considered to be significant enough in scale to cause impacts upon neighbouring occupants. It is considered that the units are at an acceptable incline to ensure there will be no glare into neighbouring properties.

Having considered the above factors, the development proposed would have an acceptable impact upon the residential amenity of the neighbouring occupants and habiting occupants, and would comply with Policy LP24 of the Kirklees Local Plan, Policies within Chapter 12 of the National Planning Policy Framework, and policies within the Technical Housing Standards.

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 Principle 12 of the Housebuilders Design Guide 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.

The submitted plans detail waste storage arrangements for both proposed flats, with these plans considered to be acceptable with regard to waste storage.

Although the dwelling will potentially be intensified in use, with the current singular dwelling being divided into two dwellings, there is currently no off-street parking on site or at any neighbouring dwelling. As a result, it is considered that parking arrangements will remain as existing (on-street parking) and this will be acceptable given the nature of the application site and neighbouring sites. It is also noted that the existing property is a 3 bedroom dwelling and the proposal will be reducing the number of bedrooms at the property to 2 (2x 1 bedroom flat).

It is also noted that the proposed development will not interfere with the existing PROW (COL/111/10) located next to the site.

In view of the above, it is considered that the proposal would not cause detrimental harm to highway safety, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 12 of the Housebuilders Design Guide SPD, and guidance within the Council's Highways Design Guide SPD.

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, swift nesting area, and twite buffer, the proposals are relatively modest, and in this case are not considered to significantly impact upon the existing roof space which has the potential for providing a roost for bats, swifts, and twites. Therefore, it is considered unlikely that the proposals would have a significant impact on the bat, swift, or twite populations. An informative would be included making the applicant aware that if bats, swifts, or twites 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

Letters of Objection

- Parking is a major issue in the local area, and the proposal will increase the demand for parking whilst not providing any additional parking provision in the locale.

Officer Comment: This has been addressed within the 'Highways Safety' section of this report. The existing 3 bedroom property will be converted to 2 1 bedroom apartments. It is therefore not considered that the proposal will result in increased parking provision over and above the current situation. In addition, there is no provision for on-site parking in this case, and as similar arrangements are maintained throughout Manchester Road, a reason for refusal on highway grounds would not be warranted.

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
PERMISSION**

CONDITIONAL FULL

Decision Authorisation: Delegated Powers

Application Number: 2026/91720

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 and LP35 of the Kirklees Local Plan and Policies within Chapters 4, 5, 14, 15 and 20 of the National Planning Policy Framework.

2. All new windows in the property should be recessed 100-150mm from the buildings elevation.

Reason: To safeguard the Visual Amenity of the application property and the surrounding Slaithwaite Conservation Area, and to comply with Policies LP1, LP2, LP24, and LP35 of the Kirklees Local Plan, and Policies within Chapters 14 and 20 of the National Planning Policy Framework.

3. All solar panels on the property should be black in colour, with no silver linings, and should employ the use of a non-reflective coating.

Reason: To safeguard the Visual Amenity of the application property and the surrounding Slaithwaite Conservation Area, prevent glare and impacts upon the Residential Amenity of neighbouring occupiers, and to comply with Policies LP1, LP2, LP24, and LP35 of the Kirklees Local Plan, and Policies within Chapters 14 and 20 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.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If swifts 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
Existing Plans and Elevations	1432MRS P01	-	07/07/2026
Proposed Floor Plans	1432MRS P02	A	03/08/2026
Proposed Elevations	1432MRS P03	B	17/08/2026
Application Forms	-	-	07/07/2026
Heritage and Design and Access Statement	-	A	03/08/2026
Climate Change Statement	-	-	07/07/2026

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. Officer requested amendments in the form of to-scale floor plans to ensure each apartment met the NDSS, and upon receipt of these plans both apartments were considered acceptable in this regard.

Report Dated:

17/08/2026