

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:	2026/62/91831/W
Site Address:	Station Croft, 10, Ridings Fields, Brockholes, Holmfirth, HD9 7BG
Description:	Removal of conservatory and erection of single storey side extension and associated alterations
Recommending Officer:	Ellen Gilbert

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 07-Sep-2026

THE SITE

The proposal relates to 10 Station Croft, Ridings Fields, Brockholes Holmfirth, HD9 7BG. The application site comprises a detached two-storey dwelling constructed in natural coursed stone with a pitched stone slate roof. The principal elevation is front-facing and incorporates symmetrical fenestration with stone surrounds in a design characteristic of the area. An integral single garage is positioned at ground-floor level on the eastern side of the frontage.

The property is set back from the highway behind a block-paved driveway providing off-street parking for up to two cars and access to the garage. A low natural stone wall forms part of the front boundary, supplemented by timber fencing and gated side access.

To the western side of the property, the dwelling has been extended and altered through the addition of a single-storey conservatory extension spanning into part of the rear elevation. An additional single-storey extension has been added, constructed from stone and offering extended amenity space with a hipped stone slate roof. These additions are constructed from materials that closely match the host dwelling and are visually integrated into the overall design. The rear garden comprises a private enclosed amenity space laid predominantly to artificial grass with areas of hardstanding and boundary planting.

The eastern side of the property features an additional single-storey conservatory which functions as a sun-room. The extension is constructed out of natural stone and features a glass roof, composite UPVC windows and doors and is bound by a large hedgerow as the main boundary treatment, offering privacy and containing the private amenity space that borders the dwelling.

The site is situated within an established housing area characterised by detached and semi-detached stone-built dwellings of a similar scale and appearance.

THE PROPOSAL

The application is seeking planning permission for the removal of a conservatory and erection of single storey side extension and associated alterations,

The conservatory to be removed pertains to the sun-room located on the eastern side of the dwelling. The proposed extension will wrap around the southeast elevation providing additional living and amenity space. The proposal

is to be constructed from natural stone, with blue slate roof tiles and feature UPVC and power coated aluminium doors. No openings to the side elevation are proposed, however six Velux rooflights will feature within the roof of the extension.

The proposed extension measures approximately 9 metres in length, 4m in height from the garage floor level and 3 metres from ground floor level. It is set back from the original building line by half a metre and is 2 metres in width from the southeast elevation, widening to approximately 6 metres to the rear within an area previously characterised by the sun-room and enclosed garden space.

The application also submitted additional documentation to support the application:

- Climate Change Statement

PLANNING HISTORY

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

- 2003/91277: Erection of Sun Lounge Extension - Conditional Full Permission

PUBLICITY & REPRESENTATIONS

The application has been publicised in accordance with Councils adopted Development Management Charter which incorporates the legislative publicity requirements of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

As such, this application has been publicised via site notice. The final publicity date expired the 1st of September 2026 and no representations were received.

Holme Valley Parish Council - No objection

CONSULTATIONS

No statutory consultations were requested for this application.

ALLOCATION & POLICIES

The site is unallocated in the adopted Kirklees Local Plan.

The site also falls within a Bat Alert area and within the Holme Valley Neighbourhood planning area.

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

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP30 Biodiversity and Geodiversity
- LP57 The Extension, Alteration or Replacement of Existing Buildings

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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

- Chapter 3 Decision Making Policies
- Chapter 4 Achieving Sustainable Development
- Chapter 5 Meeting the challenge of climate change
- Chapter 14 Achieving well designed places
- Chapter 15 Promoting sustainable transport
- Chapter 17 Pollution, public protection and security

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)
Holme Valley Neighbourhood Development Plan

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.

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

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 chapter 4 of the National Planning Policy Framework. The objectives of the policies in chapter 4 are to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements. 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 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 extending the existing dwelling is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact on character and appearance of the area

Policy LP24 of Kirklees Local Plan seeks to ensure development is of a suitable design. Chapter 14 of the NPPF sets out the objective to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

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. The SPD incorporates a comply or justify principle insofar as where a scheme does not comply with the recommendations of the SPD is there relevant justification present.

Paragraphs 5.15 to 5.18 of the SPD sets out the considerations applicable for side and single storey side extensions. The proposed extension is considered to be sympathetic to the character and appearance of the host dwelling and the surrounding area. The development will be constructed using materials that match or complement the existing property, including natural stone to reflect the eastern elevation of the dwelling, slate roof tiles, and uPVC windows and doors. A condition to ensure this is the case is recommended to be included upon any grant of permission.

The extension incorporates a lean-to roof design that opens into a gabled roof at the rear of the extension, helping to ensure a cohesive visual aspect and reducing potential impacts on neighbouring properties. Furthermore, the extension is set back from the original building line, creating a visual break that clearly distinguishes the proposed addition from the host property and reduces its prominence within the street scene. As a result, the proposal is not considered to harm the character or visual amenity of the site or the wider area.

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), in this case the River Holme Wooded Valley (LCA7).

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 proposed extension is considered to be compliant with the above policies. The development has been designed using natural stone and locally sourced materials will be used wherever possible, in accordance with the submitted Climate Change Statement. Furthermore, the location of the proposed is set back from the public highway and given its position and distance from the road, the development will not appear dominant within the street scene and will not have a harmful visual impact on the character or appearance of the surrounding area. As such, the proposal respects local distinctiveness and is in keeping with the objectives of the Holme Valley Neighbourhood Plan.

Therefore, subject to conditions, 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 and the Holme Valley NP.

3 – Impact on residential amenity:

Chapter 17 of the NPPF seeks to ensure an acceptable impact of development proposals in relation to residential amenity. Policy P3(2)(b) seeks to ensure developments do not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers

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.

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

Policy 2 of the HVNDP seeks to ensure that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers or land and building and that light pollution should be minimised.

The proposed extension is not considered to result in any significant overlooking or loss of privacy. The topography of the site, though gently sloping, is such that no significant overlooking or overshadowing is caused by the property over neighbouring dwellings such as 8b Ridings Fields. The proposal does not include any openings to the eastern façade and is adjacent to the bin storage and garage of number 8b, which equally does not feature any openings that would raise concerns regarding privacy or access to light in habitable rooms. Furthermore, the extension is subservient in scale and design to the host dwelling and is set back from the original building line.

To the rear of the south-east elevation, boundary treatments such as hedgerows and timber fencing also provide privacy from neighbouring properties and the railway line adjacent to the property. It is important to note that in this case, the removal of screening is permitted under Permitted Development and in the event that soft landscaping features are removed, suitable screening could be installed as a replacement here in any event. As such, the proposed is not considered to give rise to any unacceptable impacts on the amenities of neighbouring occupiers in terms of overshadowing, overbearing impact, loss of light, outlook, overlooking, or privacy.

The proposal also retains a proportion of the existing private amenity space in the form of a garden area located between the eastern elevation of the extension and the boundary hedgerow. It is to be noted however that the proposal does not affect the substantial area of garden to the western portion of the dwelling and as a result, the proposed ensures that an adequate level of outdoor amenity space will remain available for current and future occupiers of the dwelling.

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, 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 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 proposal will not affect the on-site parking provision and therefore, it is considered acceptable to remain as it currently meets the needs of the dwelling.

It is therefore considered that in terms of access and 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 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 alert area, weight is afforded to the fact that bats are protected in law. It is considered that in this case an appropriate approach would be to draw the protection of bats to the attention of the applicant as an informative upon any grant of permission, 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.

Climate Change

Chapter 5 of the NPPF sets out policies relating to meeting the challenge of climate change. The objective of the policies in chapter 5 are details as being to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. It does this by setting out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.

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.

Policy 12 of the HVNDP states that all development is expected to be designed to contribute towards sustainability goals ranging from energy efficiency to encouraging sustainable living.

A climate change statement accompanies this application. This details several measures to be undertaken which, when considered in the context of the requirements of building regulations for the development, is considered sufficient in this regard.

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: 2026/91706

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).

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 & LP30 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 3, 4, 5, 14, 15 and 17 of the National Planning Policy Framework

2. Notwithstanding the plans submitted the external walls and roofing materials of the development hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

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: 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. Should they be encountered Natural England must be contacted and where a licence is required, in relation to their removal or relocation, 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	26/1316/01		02/07/2026
Existing Block Plan	26/1316/02		02/07/2026
Proposed Block Plan	26/1316/05		02/07/2026
Existing Elevations and Floor Plans	26/1316/03		02/07/2026
Proposed Elevations and Floor Plans	26/1316/04b		02/07/2026
Climate Change Statement			02/07/2026

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 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:

25.08.2026

Coal – low

