

Hollistic Planning
Indy House
16 Church Street
Honley
Holmfirth
HD9 6AH

Kirklees Metropolitan Borough Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

30 June 2026

Dear Sir / Madam,

Householder Planning Application
2 Co-Op Lane, Holmbridge, Holmfirth, HD9 2ND

This letter informs a full (householder) planning application submitted by Studio G Architectural. The planning application is submitted on behalf of Vicki Williams ['the Applicant']. The application address is 2 Co-Op Lane, Holmbridge, Holmfirth, HD9 2ND ['the Site']. The application is submitted for the consideration and determination of Kirklees Metropolitan Borough Council ['the Council' or 'KMBC'].

The description of the proposed development is as follows:

"Erection of first floor glazing (within a Conservation Area)"

In addition to this covering letter which assesses the proposed development against relevant local planning policy, the application is informed by the following documents and drawings:

- Requisite Application Form
- Location Plan – Drawing Number 90-001
- Existing Site Plan – 90-002
- Proposed Site Plan – 90-003
- Existing Plans & Elevations – Drawing Number 20-001
- Proposed Plans & Elevations – Drawing Number 20-002
- Proposed Site Section – Drawing Number 21-001
- Supplementary Design Statement prepared by Studio G Architectural
- Climate Change Statement prepared by Studio G Architectural
- Heritage Statement prepared by Ian Rowan Heritage Consultant

The Site and Surroundings

The application site [‘the Site’] is a dwellinghouse. It comprises an ‘upside down’ house where the bedroom accommodation is situated at street level along Co-Op Lane, with a reception room and an open plan kitchen-dining and living space located at first floor.

The site is partially three storey given the topography of the Site which accommodates an integrated garage at street level along the south, side elevation of the property (where Co-Op Lane forms a junction with Water Street).

The proposed new glazing is to be located at first floor of the dwellinghouse (appearing as second floor) of the south side elevation of the property, within the open plan kitchen-dining and living space. It would replace the existing first floor Juliet balcony including opening patio doors and balustrade (see Figure 1 overleaf).

The property is located within Holmbridge. The Site is within a sustainable location, with local services and amenities as well as opportunities for onward travel to other services and amenities including by walking, cycling or use of public transport (there are direct bus services to neighbouring Holmfirth and Huddersfield Town Centres, as well as other destinations). The Site is located within the Hinchliffe Mill Conservation Area. The Site is also located within the Hinchliffe Mill Landscape Character Area and Landscape Character Area 4 (River Holme Settled Valley Flood), as defined by the Holme Valley Neighbourhood Development Plan. The property is not a statutorily Listed Building nor does it comprise a Non-Designated Heritage Asset [‘NDHA’]. 1-2 Water Street (to the south) and 119 Woodhead Road (to the west) are Grade II Listed Buildings.

The surrounding area is predominately residential in nature. It is very organic in terms of traditional terraced properties, several of which are dwellings converted from former commercial uses. The varied topography of the area, which generally slopes from Woodhead Road to the north of the Site and slopes down Co-op Lane and beyond, results in a concentrated arrangement of residential streets where dwellings can ‘overlook’ one another but without detriment to residential amenity given the ‘stepped’ approach associated with the topography.

There are other dwellings in the vicinity which benefit from floor to ceiling openings to take advantage of the topography and views without detriment to neighbouring amenity. This includes at 119a Woodhead Road, located to the north of the Site. The rear elevation of 119 Woodhead Road is located at the junctions of Old Road, Co-op Lane, Water Street and Ford Gate. At Figure 1 below, it is shown in the context of the application site.



Figure 1: The existing Juliet balcony in the foreground with the similar designed Juliet and balustrade to 119A Woodhead Road in the background

In June 2009, the Council granted planning permission and Listed Building Consent for the change of use and alterations to convert the original dwelling and warehouse into 2 dwellings (Ref: 2009/62/91355/W1) – the development resulting in 119a Woodhead Road. An extract of an approved drawing which shows the proposed elevation to Old Road is provided at Figure 2 below. A photograph of that approved and implemented development is provided at Figure 3. Also located within the Hinchliffe Mill Conservation Area, the granting of planning permission *and* Listed Building Consent by KMBC demonstrates a pertinent example of a first floor full height opening to form a Juliet balcony – a development which the Council accepted on heritage and amenity grounds.

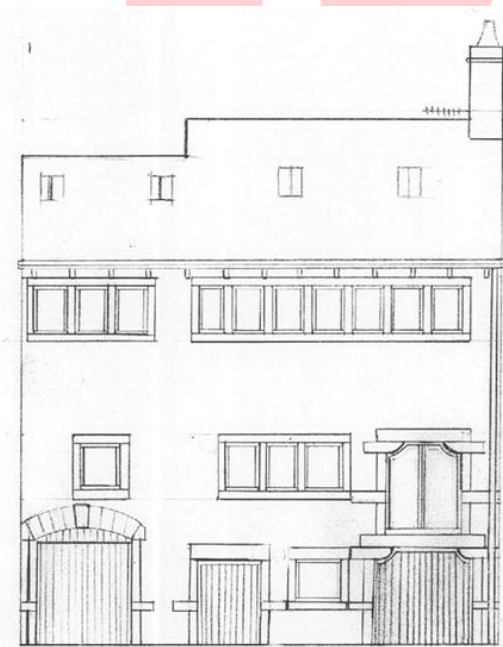


Figure 2: Approved Drawing (Ref: 119 & 119a) of Application Ref: 2009/62/91355/W1



Figure 3: Photograph of the rear elevation of 119a Woodhead Road (December 2025)

The Application Proposal

This householder planning application seeks to remove the existing Juliet balcony including opening patio doors and balustrade and replace that arrangement with fixed glazing.

In December 2025, a retrospective planning application was submitted for the consideration of KMBC. The application (Ref: 2026/62/90022/W) sought retrospective planning permission for the installation of the patio doors including balustrade.

The application was refused planning permission on 9 April 2026.

The reasons for refusal are as follows:

1. *The development, by reason of its prominence, scale and design, forms an incongruous addition to the host dwelling, out of character with the host property and wider locality which has a harmful impact upon the visual amenities of the host property, wider locality and the character of the Hinchliffe Mill Conservation Area as well as the setting of the listed building to the south of the site. The development leads to less than substantial harm for which no public benefit(s) are demonstrated, or are considered to exist more generally, to outweigh the identified harm. The development is therefore contrary to the Council's duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Kirklees Local Plan, policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, principles within the Council's House Extensions and Alterations SPD and policies within Chapters 12 and 16 of the National Planning Policy Framework.*
2. *The development leads to an unacceptable level of overlooking to **no.1 and no.2** Water Street to the south of the site to the detriment of the residential amenity of the occupants of those properties. The development is therefore contrary to Policy LP24(b) of the Kirklees Local Plan, Key Design Principles 3 and 4 in the Council's House Extensions and Alterations SPD, policy 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.*

(Bold font added by author for emphasis)

The decision notice and associated Delegated Report (both enclosed with this letter) were reviewed by the Applicant and their advisers (Hollistic Planning and Studio G Architectural) and have each heavily informed the design evolution associated with this revised proposal of glazing as a replacement to the existing Juliet balcony arrangement.

The design evolution has also been heavily informed by specialist technical advice from Ian Rowan; a qualified and experienced heritage adviser.

In summary, the proposed development comprises the following:

- Removal of the existing openable patio doors and black rail balustrade;
- Reduction in the overall width and height of the glazing to better align with the proportions of the garage opening below and surrounding fenestration;
- Replacement of the openable sliding doors with a fixed glazed arrangement which directly address specific concerns regarding activity and perception of overlooking;
- Introduction of reclaimed stone mullions, heads and cills to respond to existing detailing present on the property and local vernacular character; and
- Recessing of the new glazed unit within the wall plane to introduce greater depth and shadowing, to directly respond to perceived concerns regarding the existing flush modern appearance of the Juliet balcony doors.

Planning Policy Context

The Development Plan for KMBC consists of the Kirklees Local Plan ['LP'] (adopted in February 2019) and the Holme Valley Neighbourhood Development Plan ['HVNDP'] (adopted by KMBC in December 2021). The Development Plan is informed by a policies map which demonstrates relevant policies contained within both the LP and the HVNDP.

Material considerations to the determination of this planning application include the National Planning Policy Framework ['NPPF'], and the Kirklees House Extension and Alterations Supplementary Planning Document ['SPD'] (adopted in June 2021).

The key local planning policies of relevance to this application proposal are listed as follows:

LP

- Local Plan Policy LP1 (Achieving sustainable development)
- Local Plan Policy LP2 (Place Shaping)
- Local Plan Policy LP24 (Design)
- Local Plan Policy LP35 (Historic Environment)

HVNDP

- 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)

House Extension and Alterations SPD

- Key design principle 1 (Local character and street scene)
- Key design principle 2 (Impact on the original house)
- Key design principle 3 (Privacy)
- Key design principle 4 (Habitable rooms and side windows)
- Key design principle 8 (Energy efficiency)

Planning Policy Assessment

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.

The matters considered in the assessment of the proposed glazing against planning policy are as follows:

1. Principle of development
2. Consideration towards design / heritage
3. Consideration towards amenity

Principle of Development

The Site is located within the established settlement of Holmbridge where other buildings in the locality have incorporated new openings to take advantage of the topology and views. There are also instances of properties where floor to ceiling openings have been maintained in conversions from historic uses to residential, a pertinent example being at 3 Water Street (located to the south east of the Site) as shown at Figure 4 below.

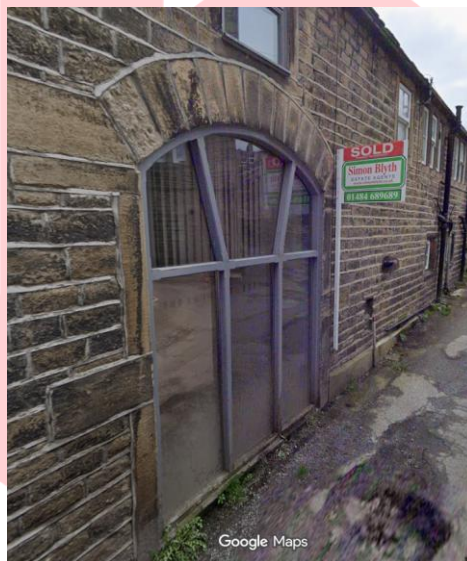


Figure 4: Floor to ceiling opening at 3 Water Street (image sourced from Google Maps)

Local Plan Policy LPI requires the Council to take a positive approach that reflects the presumption in favour of sustainable development, as contained in the NPPF. Policy LPI goes on further 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."

Albeit a minor proposal and adaptation to an existing dwelling, the proposed introduction of a window benefits the occupiers by providing greater natural light, therefore maximising

the energy efficiency of the property given reduced reliance on artificial light (a principle also supported by Key Design Principle 8 of the House Extensions and Alterations SPD).

Whilst it was previously stated that a Juliet balcony would be cohesive with other Juliet balconies within the vicinity of the application site (119A Woodhead Road being the most pertinent example), reflecting on the Council's perceived concerns has resulted in a modified glazing approach which addresses the perceived conflicts for amenity and heritage reasons (as examined within this letter).

LP 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. LP Policy LP24 is relevant and states that *"good design should be at the core of all proposals in the district"*. With reference to the above, the principle of the proposed glazing is considered acceptable in planning terms, for the enhancement it provides current and future residents of the Site, and the aesthetic enhancement it provides to the townscape as examined in greater detail herein.

Consideration towards design / heritage

Prior to the installation of the patio doors, with the exception of a garage door, the side elevation to the property was blank and provided no visual interest for the benefit of the property nor the surrounding townscape. Its previous elevational appearance is demonstrated at Figure 5 below.



*Figure 5: Side Elevation of the Site prior to the installation of the patio doors and balustrade
(image sourced from Google Maps from survey dated April 2023)*

LP Policy LP24 requires proposals to promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape. It also requires development proposals to promote good design being providing *“a high standard of amenity for future and neighbouring occupiers”*. HVNDP Policy 1 states that *“All development proposals should demonstrate how they have been informed by the key characteristics of the LCA [Landscape Character Area] in which they are located”* and that *“proposals should aim to make a positive contribution to the quality of the natural environment”*.

HVNDP Policy 2 requires proposals for alterations to existing buildings to *“respect the key characteristics and character management principles relating to built character, of the Landscape Character Area in which they are located”* and that *“They should protect and enhance the local built character and distinctiveness”*. The same policy also confirms that *“The use of traditional materials and design will be supported. However, contemporary design and materials will be supported where the distinctives character of the area is enhanced.”*

Key Design Principles 1 and 2 of the Council’s House Extensions and Alterations SPD seek to ensure development is in keeping to the host property in terms of scale, materials and detail, and in keeping with the local character.

Key design principle 1 (Local character and street scene), as contained in the Kirklees House Extension and Alterations SPD, confirms that *“Extensions and alterations to residential properties should be inkeeping with the appearance scale design and local character of the area and the street scene.”*

As part of the retrospective planning application, the associated Officer Report states that the introduced patio door opening is *“notably large and exceeds that of the existing garage opening at ground floor level”* which the Council deems to result in *“a visually top-heavy composition, disrupting the established balance of the elevation”*. The proposed new glazing directly responds to that assessment by its reduced height and width which results in a 30% reduction in the quantum of glazing compared to the existing Juliet balcony doors.

The Council also concluded that the patio doors are a *“dominant and incongruous intervention”* which *“is further emphasised by its flush positioning within the wall, which lacks the depth and shadowing typically associated with traditional openings, increasing its visual prominence.”* The revised arrangement proposed by this application directly responds to this by the glazing not being flush and instead the new glazing recessing within the wall plane to introduce greater depth and shadowing.

Additionally, the window design and materials are not only cohesive with the host dwelling but also with properties within the vicinity. The proposed window exclusively relates to a single side elevation of the property and is considered modest in its nature.

The character of the building is not altered by the introduction of the proposed glazing. If it is considered altered, it is considered an enhancement for the aesthetic interest it presents and for the additional natural light it facilitates for the benefit of its occupants. It also presents visual interest which is cohesive with other neighbouring dwellings within the street scene, including 119A Woodhead Road to the north.

The Heritage Statement assesses the heritage significance and guides the proposals for change in a manner which conserves significance. The Heritage Statement has been prepared in accordance with the general guidelines set out in specific Historic England publications, and notably responds to Kirklees Local Plan Strategy Policy LP35 (Historic Environment) and the heritage policies outlined in Section 16 of the National Planning Policy Framework (December 2024).

As confirmed in the submitted Heritage Statement: *“The window has been designed to sit with the traditional style of window seen across the upper floors around the conservation area, using stone mullions, headers and cills to blend with the architectural style of the area. As such, the proposal will align with the existing windows on the front elevation of the building without impacting upon the architectural value of the area.”*

Accordingly, it is concluded that the revised glazing arrangement is compliant with local and national policy associated with design and heritage, namely Kirklees Local Plan Strategy Policies LP24 and LP35, HVNDP Policies 1 and 2, and the policies outlined in Sections 12 and 16 of the NPPF as well as in the House Extension and Alterations SPD.

Impact on Residential Amenity

HVNDP Policy 2 states that *“Proposals should be designed to minimise harmful impacts upon general amenity for present and future occupiers of land and buildings”*.

The Kirklees House Extension and Alterations SPD confirms at Key Design Principle 3 (Privacy) that *“alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.”*

The background text which informs the Kirklees House Extension and Alterations SPD Key Design Principle 3 confirms that typical separation distances between properties to ensure privacy is no less than 12 metres between windows of habitable rooms onto windows of a non-habitable room, and no less than 21 metres is recommended between facing windows of habitable rooms. Non-habitable rooms include kitchens (where it is not a kitchen-diner), bathrooms, toilets, stairways, landings, small porches and garages. The recommendations are based on windows directly facing each other (i.e. not at angles).

The SPD Key Design Principle 4 confirms that *“alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*

The Application Site

In accordance with policy, the amenity of current and future occupiers of the Site is considered as part of this planning application.

In refusing the previous planning application proposing the Juliet balcony, the Council concluded that opening would not be to the detriment of residents of the Application Site.

The topography of the Site and surroundings ensures that the proposed glazing will retain privacy for residents of the property. This is evidenced by the Applicant not installing blinds or curtains to the existing patio doors – measures which may be implemented if privacy had been detrimentally impacted by the installation of the patio doors.

Accordingly, based on the Applicant and Council's assessments of the refused application, the reduced size of the proposed glazing is considered acceptable in this regard and the proposed development will not give rise to detriment to the amenity of present nor future residents of the Site.

1a Water Street

The steep topography sloping from north to south between the Site and the properties on Water Street is best demonstrated by the Proposed Site Section drawing (Drawing Number 21-001) and also the photograph provided at Figure 6 below.



Figure 6: Photograph showing the stepped topography between the Site and 1a Water Street

The steep topography results in the proposed glazing having a view which projects above the roofline of those dwellings on Water Street, including 1a Water Street.

This was also the case with the Juliet balcony opening. The amenity of residents of 1a Water Street (and other neighbours) is now deemed to be further protected by the proposed windows where the cill heights are 310mm higher off ground compared to the installed Juliet balcony doors.

The assessment that the proposed development would not be to the detriment of 1a Water Street is best evidenced by the retrospective application decision notice not Officer Report assessing the impact of the patio doors upon 1a Water Street.

On this basis of the assessment in this letter and the Council's assessment of the patio doors, the glazing proposed by this application is considered to not be to the detriment of the amenity of existing nor future residents of 1a Water Street. This is further evidenced by the enclosed letter of where the residents of No. 1a Water Street have confirmed their support for the proposed development.

1 Water Street

With reference to historic marketing information, it is understood that the internal arrangement of 1 Water Street is as shown at Figure 7 below.

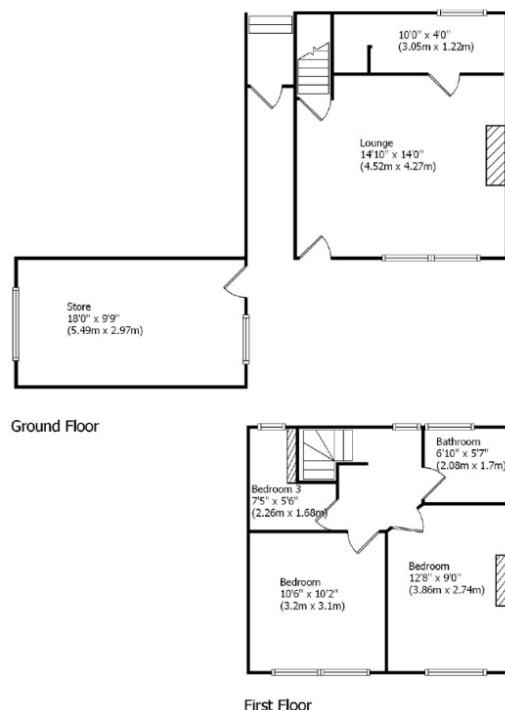


Figure 7: 1 Water Street floorplan (as sourced from a Rightmove listing believed to be from June 2014)

In the Officer Report associated with the refused retrospective application, the Council stated the following:

"Based on available floor plans, the directly opposing windows at No. 1 Water Street serve a ground floor living/dining room and two first-floor bedrooms."

This is incorrect.

The first floor windows of the north elevation of 1 Water Street are to an upstairs landing area (a non-habitable room), a bathroom (a non-habitable room) and a bedroom (which although is a habitable room, it is of a scale which is unlikely to serve as a bedroom, particularly given the two bedrooms to the southern elevation of the property. It is also of significant note that these windows to the northern elevation of 1 Water Street are each opaque, as confirmed by the Proposed Site Sections. It is also understood that the ground floor windows of the north elevation of 1a Water Street is to a non-habitable room.

As demonstrated by the submitted drawings which inform this planning application and the photographs which inform this letter, there is also a steep topography between the Site and 1 Water Street which further limits overlooking into the property. Additionally, given that the proposed glazing is now fixed (rather than openable like the existing patio doors), it is considered that this amendment directly responds to the Council's previous concern associated with detriment to amenity by way of noise.

With reference to these factors as well as the enclosed letter confirming No. 1 Water Street support the revised proposals, it is considered that the proposed glazing at the Site introduces no overlooking issues nor is it detriment to the privacy nor general amenity to 1 Water Street.

2 Water Street

The second reason for refusal states that the Council assessed the Juliet balcony as being to the detriment of 2 Water Street with regards to residential amenity.

As confirmed by the Proposed Site Section drawing (Drawing Number 21-001), the first floor windows of 2 Water Street are each opaque. The level difference is also approximately 3 metres. The angles associated with 2 Water Street are also a material factor of consideration.

With reference to each of these factors and with the benefit of the revised proposals including the glazing being fixed, there are considered to be no overlooking issues nor detriment to the general amenity nor privacy of residents of 2 Water Street. This is further evidenced by the enclosed letter confirming support from the residents of No. 2 Water Street.

Engagement with Neighbours

As part of the refused retrospective application, the associated Officer Report confirms "*No representations were received as a result of the publicity*" (i.e. the site notice and press notice). Accordingly, the residents of neighbouring properties did not object to the retrospective planning application associated with the openable patio doors.

As part of the preparation stage of this planning application, the Applicant has engaged with their neighbours to seek their views on the revised proposal. As confirmed in relation to each of the above mentioned properties (and also No. 3 Water Street), neighbours have confirmed their support for the revised glazing arrangement, as confirmed by the enclosed letters.

Summary

The revised glazing to the side elevation of the property will provide natural light and opportunity for present or future residents of 2 Co-Op Lane to see the views to the distance. It also provides visual interest from the interior and exterior of the property.

Given the level changes between the application site and properties to the south, there is very limited overlooking into the neighbouring dwellings. This is best demonstrated by the Proposed Site Section drawing (Drawing Number 21-001). It is also evidenced by the neighbours of properties raising no objection to the retrospective planning application and providing their support to the application in the form of the enclosed letters.

The revised glazing directly responds to previous concerns associated with matters of design and heritage, and to concerns associated with perceived detriment to residential amenity for residents of 1 and 2 Water Street. This application is informed by a Heritage Statement which concludes that the revised glazing is acceptable with regards to heritage.

Accordingly it is therefore considered that in terms of residential amenity and matters associated with heritage and design, the introduction of a revised glazing to the side elevation of the application site would comply with local and national planning policy, namely LP Policies LP1, LP2, LP24 and LP35, HVNDP Policies 1 and 2, and the House Extension and Alterations SPD Principles 1, 2, 3, 4 and 8.

The Applicant team look forward to working collaboratively with the Council to secure a prompt and positive outcome.

Yours faithfully,

Hollie Barton MTCP (Hons), MRTPI
Founding Director
www.hollisticplanning.co.uk

Enc.

Decision Notice and Officer Report associated with Application Ref: 2026/62/90022/WOfficer / Delegated Report associated with Application Ref: 2026/62/90022/W
Letters of Support from 1a, 1, 2 and 3 Water Street

Planning Application Decision Notice

To: George Zubak,
Studio G Architectural
5, Co-operative Terrace
Wooldale
Holmfirth
HD9 1QB

For: V WILLIAMS

Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England) Order
2015**

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2026/62/90022/W

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called “The Council”) as Local Planning Authority hereby refuses to permit:-

ERECTION OF FIRST FLOOR JULIET BALCONY (WITHIN A CONSERVATION AREA)

At: 2, CO-OP LANE, HOLMBRIDGE, HOLMFIRTH, HD9 2ND

In accordance with the plan(s) and applications submitted to the Council on 12-Jan-2026, except as amended or specified, details of which can be found in the table below. The reasons for the Council’s decision to refuse permission for the development are:

1. The development, by reason of its prominence, scale and design, forms an incongruous addition to the host dwelling, out of character with the host property and wider locality which has a harmful impact upon the visual amenities of the host property, wider locality and the character of the Hinchliffe Mill Conservation Area as well as the setting of the listed building to the south of the site. The development leads to less than substantial harm for which no public benefit(s) are demonstrated, or are considered to exist more generally, to outweigh the identified harm. The development is therefore contrary to the Council’s duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Kirklees Local Plan, policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, principles within the Councils House Extensions and Alterations SPD and policies within Chapters 12 and 16 of the National Planning Policy Framework.

2. The development leads to an unacceptable level of overlooking to no.1 and no.2 Water Street to the south of the site to the detriment of the residential amenity of the occupants of those properties. The development is therefore contrary to Policy LP24(b) of the Kirklees Local Plan, Key Design Principles 3 and 4 in the Council's House Extensions and Alterations SPD, policy 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	PP-14587505v1	-	06/01/2026
Existing Site Plan	90-002	-	12/01/2026
Existing Plans and Elevations	20-001	-	12/01/2026
Proposed Site Plan	90-003	-	12/01/2026
Proposed Plans and Elevations	20-002	-	12/01/2026
Proposed Site Section	21-001	-	12/01/2026
Supplementary Design Document	-	-	06/01/2026
Climate Change Statement	-	-	12/01/2026
Cover Letter dated 9 January 2026	-	-	
Application form	-	-	06/01/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments have been requested during the processing of this application, as it was considered they would not overcome the harm caused by the development.

Site Notice

- Where the application has been publicised by notice(s) in the vicinity of the site. Please would you now remove the notice(s) and responsibly dispose of to avoid harm to the appearance of the local area.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - i) 28 days from the date of this notice where the enforcement notice has been served,
 - ii) 28 days of the date of service of the enforcement notice or,
 - iii) 12 weeks of the date of this notice,which ever period expires earliest.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [the Planning Inspectorates Website](#) . Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#).
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 09-Apr-2026

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the [Kirklees Council Planning](#), and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2026/62/90022/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

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:	2026/62/90022/W
Site Address:	2, Co-op Lane, Holmbridge, Holmfirth, HD9 2ND
Description:	Erection of first floor Juliet balcony (within a Conservation Area)
Recommending Officer:	Joanna Rednall

DECISION – REFUSED

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

John Holmes

AUTHORISED OFFICER

Date: 09-Apr-2026

The Site

2 Co-op Lane is an end-terrace property located in Holmbridge, Holmfirth. The building is split-level, appearing as two storeys from the west and as three storeys from the south, with an integral garage beneath. The property is constructed in stone and lies within a predominantly residential area, where surrounding buildings are similarly finished in stone with slate roofs. The majority of properties are two to three storeys, reflecting the sloping topography of the land, which falls to the south.

The site is situated within the Hinchliffe Mill Conservation Area and is positioned opposite two Grade II Listed Buildings: 1–2 Water Street to the south and 119 Woodhead Road to the west.

The development

The applicant is seeking planning permission for erection of first floor Juliet balcony (within a Conservation Area).

The Juliet balcony is positioned on the south-facing elevation and measures approximately 2m in height and 2.6m in width. It features a black steel balustrade 1.1m high at the front, with white uPVC sliding doors.

The balcony provides access to the kitchen/dining area.

The works are retrospective.

History of Negotiations

No amendments have been requested during the processing of this application, as it was considered they would not overcome the harm caused by the development.

Planning History

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

88/01536: Conversion of joinery workshop to 6 flats – Granted conditionally

89/06549: Conversion of joiners workshop and warehouse to 5 self-contained flats and 5 garages (within Conservation Area) – Granted conditionally

Publicity & Representations

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

Final publicity date expired: 5th March 2026

No representations were received as a result of the publicity.

Parish/ Town Council Comments

Holme Valley Parish Council: no comment. Defer to Kirklees officers.

Consultations

KC Conservation & Design: Verbal discussions undertaken, they advise that the development results in less than substantial harm to the setting of the Conservation Area. Comments discussed in further depth within the Assessment section of this report.

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).

The site is within the Strategic Green Infrastructure Network and Conservation Area as identified within the Kirklees Local Plan. The site is within landscape character area no.4 (LCA 4 - River Holme Settled Valley Floor) within the Holme Valley Neighbourhood Development Plan.

The site is also within an area with a known presence of bats.

A grade II listed building (1,2 Water Street, ref: 1134767) is to the south of the site at a distance of 6.6m at its closest point.

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

LP35 Historic Environment

Holme Valley Neighbourhood Development Plan

The following policies of this plan are considered most relevant:

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

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

Policy 12 – Promoting Sustainability

Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16th December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters:

-

Chapter 2 – Achieving sustainable development

Chapter 9 – Promoting sustainable transport

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Holme Valley Neighbourhood Development Plan

Legislation

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

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

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

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

Assessment

1 – Principle of development:

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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

The conclusion section of this report sets out the conclusions in relation to the principle of the development in light of all other material considerations

2 – Impact upon visual amenity (including impact upon the Conservation Area)

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

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

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

Policy 2 of the HVNP states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting.

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

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

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

Key built characteristic of the area are

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

The application site is also located within Hinchliffe Mill Conservation Area. Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This is echoed within policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

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

LP35 of the Kirklees Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

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

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

The development comprises the retrospective installation of a first-floor patio door opening with a Juliet balcony on the gable elevation of 2 Co-op Lane, within the Hinchliffe Mill Conservation Area. Owing to its elevated position, and orientation of the building in relation to the highway / in relation to neighbouring dwellings, the alteration is readily visible from surrounding public vantage points and forms a prominent feature in views of the building. No.2 Co-op Lane has a front / rear emphasis in relation to openings that provide outlook / natural light.

The opening measures approximately 2.6 metres in width and 2 metres in height, with a 1.1 metre high black steel balustrade positioned to the front. The scale of the opening is notably large and exceeds that of the existing garage opening at ground floor level. This results in a visually top-heavy composition, disrupting the established balance of the elevation. The width and height of the opening appear excessive in relation to the proportions of the host building. As a result, the feature does not read as a subordinate or integrated element, but instead as a dominant and incongruous intervention. This is further emphasised by its flush positioning within the wall, which lacks the depth and shadowing typically associated with traditional openings, increasing its visual prominence.

The use of white UPVC framing introduces a stark contrast with the surrounding building fabric and is visually at odds with the more traditional material palette characteristic of the Conservation Area. This further accentuates the presence of the opening within the streetscene.

In combination, the scale, proportions, materials, and positioning of the development result in a visually intrusive addition that appears incongruous within its context. The feature detracts from the character and appearance of both the host building and the wider Hinchliffe Mill Conservation Area, where more modest and proportionate openings are typical.

Kirklees Conservation and Design officers note the site occupies a sensitive and prominent position, opposite listed buildings which make a positive contribution to the setting of the Hinchliffe Mill Conservation Area.

In this case, Conservation officers consider the white UPVC door frame introduces a visually discordant element within the street scene. Its flat, modern finish and flush installation contrast markedly with the traditional materials, depth, and detailing that characterise the surrounding built environment. This stark contrast increases the visual prominence of the opening, causing it to appear incongruous and drawing undue attention away from the host building's original architectural features and the character of the Conservation Area. The impacts are further emphasised due to the buildings prominent siting, with the Juliet balcony proposed to a gable-end, which is visible from wider vantage points within the valley.

Therefore, taking into account the above, it is considered the development leads to less than substantial harm to the setting of the Conservation Area.

In accordance with paragraph 215 of the NPPF, where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the development including, where appropriate, securing its optimum viable use.

In this case, the benefits of the development are limited to the provision of improved natural light to the occupants of 2 Co-op Lane. The submitted floor plans demonstrate that the kitchen/dining room served by the Juliet balcony is already well served by four openings on the front elevation. As such, officers afford limited weight to an argument that the development is necessary to secure the building's optimum viable use, given that the additional opening serves an already adequately lit habitable space. These benefits are therefore private in nature and relate solely to the amenity of the occupants. Consequently, officers consider that no public benefits arise from the development that outweigh the identified less than substantial harm to the Holmfirth Conservation Area.

The impact of the development upon the wider Conservation Area and the visual amenity of the host property is concluded to be harmful and the development fails to preserve the setting of the Conservation Area in this

case. Furthermore, the development impacts upon the immediate setting of a listed building, the less than substantial harm identified in relation to the existing building and wider Conservation Area is considered to affect the setting of the Grade II listed building to the south of the site. The unsympathetically designed development is concluded to affect the setting of the listed building in addition to the setting of the Conservation Area.

For these reasons, the development fails to comply with Policies LP24 and LP35 of the Kirklees Local Plan policies within Chapter 12 and 16 of the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

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

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

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

In respect of Policies KDP5 and KDP6, the development does not introduce any additional built form, as it involves the partial removal of the existing elevation to accommodate the Juliet balcony. As such, there is no increase in massing or projection that gives rise to overshadowing or loss of outlook to

neighbouring properties. The development is therefore considered acceptable in this regard.

With regard to overlooking and privacy, the development is considered to have the most impact upon 1 Water Street. This property lies to the south of the application site and is positioned directly opposite the proposed Juliet balcony, resulting in a clear and direct relationship between the two.

A submitted floor plan illustrates the separation distances between the Juliet balcony and neighbouring windows at Nos. 1 and 2 Water Street. This indicates that the development achieves a minimum separation distance of approximately 7.9m to 8.3m, increasing to a maximum of 12.9m to more offset windows. These distances fall significantly below the standards set out in the Council's Extensions and Alterations Supplementary Planning Document, which recommends a minimum separation distance of 21m between windows serving habitable rooms. Where developments fail to meet this standard, robust justification is required.

The Juliet balcony serves a kitchen/dining space. Based on available floor plans, the directly opposing windows at No.1 Water Street serve a ground floor living/dining room and two first-floor bedrooms. These are all habitable rooms, with at least one of the first-floor bedrooms relying on the front elevation windows as its primary source of outlook.

The SPD acknowledges that separation distances should be considered alongside site-specific factors, including the character of the area, local context, and topography. In this case, there is a notable difference in land levels between the application site and No.1 Water Street. The first-floor windows of No.1 are elevated approximately 2.9m above external ground level, while the Juliet balcony sits at an approximate height of 5.5m.

The supporting planning document seeks to justify the development on this basis, stating: *"It could be argued that this level difference significantly improves the privacy and amenity of all interested parties. It's apparent from the above site section and the in person site survey that the occupants within 2 Co-op Lane are only visible when stood within the later third of the 35.31m² Kitchen Dining Space. Therefore it could be argued that because of the apparent and substantial level difference the new sliding doors have less of an impact on privacy and amenity."*

However, officers consider that the information submitted does not sufficiently demonstrate that the level difference mitigates overlooking to an acceptable degree. The elevated position of the Juliet balcony enables clear and direct views into the windows of No.1 Water Street, particularly those at first-floor level serving bedrooms. Given the relatively short separation distances, the relationship results in an unacceptable loss of privacy for occupants.

Furthermore the size of the opening, Juliet balcony design and fact that it is to serve a large openable doorway encourages activity / its use particularly when the door is open. The main emphasis for openings in no.2 is to the front and

rear, with the only opening in the side being a ground level vehicular access door, as such the development introduces overlooking where there has been none. The established situation for provision of light and outlook at no.2. The established openings are considered to provide adequate light levels and justification for the development on the basis of improved light levels / outlook is not considered to outweigh the identified harm to the residential amenity of neighbouring occupiers.

In addition, the ~2.9m difference in land levels is not considered sufficient to overcome this harm. Instead, the elevated vantage point allows users of the Juliet balcony to look down into the neighbouring windows, resulting in a harmful perception of overlooking for occupants of No.1. Whilst some of the windows are at oblique angles and varying heights in relation to the development the nature of the proposal being to serve a balcony would mean an increased usage and has the potential for a greater degree of overlooking to arise to occupiers of no.1 and no.2.

The development therefore results in direct overlooking of the north-facing windows of No.1 and No.2 Water Street at a separation distance of as little as 8.3 - 8.5m to these dwellings. This is materially below the recommended standards and gives rise to a harmful impact on residential amenity, contrary to the aims of Policies KDP3 and KDP4 of the Extensions SPD. This is contrary to Policies LP24c and Chapter 12 of the NPPF, which seek to protect the amenity of future and neighbouring occupiers.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The development does not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling remains as existing. With this being the case, proposed parking arrangements are considered to be acceptable.

The development does not propose any changes highway access. It is therefore considered that the development 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 complies with Key Design Principle 16 of the SPD.

It is therefore considered that in terms of access and highway safety / parking the development complies with Policies LP21 and LP22 of the Kirklees Local

Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that developments should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that developments protect Habitats and Species of Principal Importance. The site is located within a bat alert layer on the Council's GIS system, however there are no records of bat roosting at the site. Therefore given the scale of the works proposed, officers are satisfied the development does not lead to a harmful impact upon the bat population.

Climate Change

Policy 12 of the Holme Valley Neighbourhood Development Plan seeks to ensure that energy efficient designs are used in all new buildings.

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 development, it is considered that the development does 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:

The comments of the parish council are noted and addressed in earlier sections of the 'Assessment' section of this report.

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.

The Juliet balcony, by reason of its prominence, scale and design, forms an incongruous addition to the host dwelling, having a harmful impact upon the visual amenities of the host property, wider locality and the character of the Hinchliffe Mill Conservation Area as well as the setting of the listed building to the south of the site. The development leads to less than substantial harm for which no public benefit has been demonstrated or are considered to exist more generally to outweigh the identified harm. The development is therefore contrary to the Council's duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, principles within the Council's House Extensions and Alterations SPD and policies within Chapters 12 and 16 of the National Planning Policy Framework.

In addition, the development leads to an unacceptable level of overlooking to no1 and no.2 Water Street to the south of the site to the detriment of the residential amenity of the occupants of those properties. The development is therefore contrary to Policy LP24(b) of the Kirklees Local Plan, Key Design Principles 3 and 4 in the Council's House Extensions and Alterations SPD, policy 2 of the Holme Valley Neighbourhood Development Plan and Policy within Chapter 12 of the National Planning Policy Framework.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development does not constitute sustainable development and is therefore recommended for refusal.

Recommendation

REFUSE

Decision Authorisation - Delegated Powers

Application Number: 2026/90022

Officer Recommendation: Refuse

Reasons:

1. The development, by reason of its prominence, scale and design, forms an incongruous addition to the host dwelling, out of character with the host property and wider locality which has a harmful impact upon the visual amenities of the host property, wider locality and the character of the Hinchliffe Mill Conservation Area as well as the setting of the listed building to the south of the site. The development leads to less than substantial harm for which no public benefit(s) are

demonstrated, or are considered to exist more generally, to outweigh the identified harm. The development is therefore contrary to the Council's duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Kirklees Local Plan, policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, principles within the Council's House Extensions and Alterations SPD and policies within Chapters 12 and 16 of the National Planning Policy Framework.

2. The development leads to an unacceptable level of overlooking to no.1 and no.2 Water Street to the south of the site to the detriment of the residential amenity of the occupants of those properties. The development is therefore contrary to Policy LP24(b) of the Kirklees Local Plan, Key Design Principles 3 and 4 in the Council's House Extensions and Alterations SPD, policy 2 of the Holme Valley Neighbourhood Development Plan and Policy within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	PP-14587505v1	-	06/01/2026
Existing Site Plan	90-002	-	12/01/2026
Existing Plans and Elevations	20-001	-	12/01/2026
Proposed Site Plan	90-003	-	12/01/2026
Proposed Plans and Elevations	20-002	-	12/01/2026
Proposed Site Section	21-001	-	12/01/2026
Supplementary Design Document	-	-	06/01/2026
Climate Change Statement	-	-	12/01/2026
Cover Letter dated 9 January 2026	-	-	
Application form	-	-	06/01/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments have been requested during the processing of this application, as it was considered they would not overcome the harm caused by the development.

2 Millgate
COOP Lane
Holmbridge
HD9 2ND

Dear Neighbour,

We are writing to you to ask for your support with our recent planning application for the sliding doors in the end of our house and wanted to add some context as to why we applied retrospectively.

As you will know we instructed our builder back in 2024 to begin work after being advised that planning permission was not required. We requested Kirklees Building Control to come in and sign off the work and this was completed as per the correct regulations. At no point did we think we were breaking any rules or cutting any corners.

Unfortunately we have had our planning application denied and are currently working with a planning specialist and architect to submit a revised application.

The council rejecting our current application could mean that we have to remove the doors and brick up the wall. As there is no original stone we feel that this would look unsightly and is unfair.

We have taken on board the councils comments and plan to replace the sliding door with fixed panels reduced in width and add reclaimed stone mullions, heads and cills.

We also plan to recess the glazed units and set them back by approx. 50mm and remove the Juliette balcony.

If you support our application please can you sign this letter.

If you could put it in our letter box or give us a call and we will come and collect it.

Andy & Vicki

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holmfirth
HD9 2NY

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