

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:	2026/62/92070/W
Site Address:	Spring Cottage, 313, Greave Road, Hade Edge, Holmfirth, HD9 2DF
Description:	Demolition of existing garage, porch, side extension, and conservatory and erection of replacement garage, front lean-to extension and two storey side extension, alterations to roof including installation of solar photovoltaic (PV) panels to south facing roof slope and insertion of rooflights, formation of new openings and associated works
Recommending Officer:	Joshua Merriman

DECISION – Conditional Full Permission

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

Danielle Cooper

AUTHORISED OFFICER

Date: 01-Oct-2026

Officer Report – 2026/92070

Site Description

The application site refers to Spring Cottage, 313, Greave Road, Hade Edge, Holmfirth, HD9 2DF, a two-storey detached property faced in natural stone, with a pitched stone slate roof, and uPVC windows and doors. The application property lies within a relatively uniform street scene, surrounded by properties of a similar size, scale, character, appearance, and age. Furthermore, the dwelling benefits from soft landscaping and hard-standing amenity space to the front, as well as an existing garage which is to be demolished as part of this application.

Description of Proposal

The Scheme

The applicant is seeking permission for the demolition of existing garage, porch, side extension, and conservatory and erection of replacement garage, front lean-to extension and two storey side extension, alterations to roof including installation of solar photovoltaic (PV) panels to south facing roof slope and insertion of rooflights, formation of new openings and associated works.

Supporting Information

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

- Planning Statement
- Climate Change Statement

History of Negotiations / Amendments Received

No amendments have been requested by Officers.

Relevant Planning History

There is no relevant planning history at the application site.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter

The application has been publicised on the Council's website and by site notice. The expiry date of the publicity period was the 05/09/2026.

Letters of Comment

- Holme Valley Parish Council have been consulted regarding the application but have offered no comment.

Letters of Support

- This application is looks like it will be a fantastic addition to the village scene. The attention to detail and time taken to try to make the design as in keeping as possible with the other properties around needs recognition. It breathes new life into an old property but keeps the character and heart of the old house.

Consultation Responses

No consultations considered necessary.

Allocation and Policy

The site is unallocated within the Kirklees Local Plan (adopted 2019).

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

Kirklees Local Plan

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

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies

within the plan relevant to the consideration of this application are listed as follows:-

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

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter4 Achieving Sustainable Development
 - Chapter5 Meeting the challenge of climate change
 - Chapter14 Achieving well designed places
- Supplementary Planning Documents / guidance*

- Kirklees Highway Design Guide (adopted November 2019)
- House Extensions & Alterations SPD (adopted June 2021)
- Holme Valley Neighbourhood Development Plan – 2021

The Biodiversity Net Gain Technical Advice Note

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Planning and Compulsory Purchase Act 2004.

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 the NPPF.

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

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

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

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

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

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

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

2 – Impact on character and appearance of the area

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.

National policy DP3 of the NPPF requires development to respond positively to its context and contribute to the creation of well-designed places, having regard to matters including local character, built form, appearance and materials. Development which is not well designed should be refused when assessed against national and local design policies and guidance. Policy DP4 further requires design quality to be considered throughout the assessment and delivery of development proposals.

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

Key Design Principles 1, 2, and 9 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

The recommendations of Paragraphs 5.14, 5.20, 5.22, and 5.30 of the House Extensions and Alterations SPD are considered relevant to this application.

The proposed single storey front extension would be well set back from the pavement and considered in keeping with the original property regarding scale, thus not harming the character of the property or surrounding area.

The proposed two-storey side extension, although significant in scale would not take up all of the existing space to the side of the property and is set in from the boundary.

Despite the extension projecting forward from the front elevation of the existing dwelling, it is considered that these types of forward projecting two-storey gable extensions are prominent within the street scene and can be found on neighbouring properties. These designs are also found in the newly built development to the South East.

Furthermore, as the neighbouring property to the rear of the site is greater in height than the application property and proposed extension, and the development would not project forward from the building line set by No. 311, it is considered that the development would retain a cohesive appearance, both in relation to the existing dwelling and within the street scape.

The proposed outbuilding to the East of the site would be subservient in footprint and scale to the existing building, as well as being set back behind the existing building line, like the existing outbuilding on site which is currently visually acceptable.

Finally, the proposed solar panels, roof lights, and window openings in the West and South elevations are all considered to be limited enough in scale and sympathetic in appearance to have no significant impacts upon visual amenity.

All elements of the development are to be constructed using matching and sympathetic materials including natural stone, stone slate roof tiles, uPVC windows, and composite and aluminium doors.

Therefore, the proposed development is considered to comply with Policies LP1, LP2 and LP24 of the Kirklees Local Plan, Principles 1, 2, and 9 of the

House Extensions and Alterations SPD, and Policies within Chapter 14 of the National Planning Policy Framework.

3. Impact on Residential Amenity

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

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Policies within Chapter 17 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, 6, and 7 of the Council’s adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The recommendations of Paragraphs 5.14, 5.20, 5.22, and 5.30 of the House Extensions and Alterations SPD are considered relevant to this application.

Given the limited scale of the single storey front extension and outbuilding proposed on site, and their locations being an adequate distance from neighbouring properties, it is considered that neither of the proposals will cause undue impacts onto neighbouring occupants regarding overshadowing, overbearing, light, or outlook. Moreover, as these aspects of the development are single storey, there will be no significant overlooking potential to impact privacy greater than what is existing from the site.

As for the two-storey side extension, a 1m gap will be retained to the Southern boundary. It is noted that No. 311 to the rear contains a small window in the Eastern facing elevation which will potentially be subject to overshadowing in the morning, however, as this windows services a hallway, a non-habitable room, any impacts would not be considered significant enough to warrant a refusal from the LPA. Outside of this potential impact, the extension is not considered to have any overshadowing, overbearing, light, outlook, or privacy impacts as it is located an adequate distance from all other neighbouring dwellings, being sited adjacent to a highway.

Finally, the solar panels, roof lights, and openings in the West and South elevations are not considered to increase overlooking potential given they look onto open space and amenity space on the application site, and are not of a significant enough scale to cause overshadowing or overbearing impacts.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Key Principles 3, 4, 5, 6, and 7 of the House Extensions and Alterations SPD, and Policies within Chapter 12 of the National Planning Policy Framework.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 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 number of bedrooms in the property will increase from two to three as a result of the development, and therefore the off-street parking requirement at the dwelling will not change. The current parking provision is therefore considered acceptable to remain as it will not be significantly reduced in scale from what is existing.

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

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Council's Street Design Guide and Chapter 9 of the National Planning Policy Framework.

5. 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 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 predates the declaration of a climate emergency and the net zero carbon target.

However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

6. Representations

- This application is looks like it will be a fantastic addition to the village scene. The attention to detail and time taken to try to make the design as in keeping as possible with the other properties around needs recognition. It breathes new life into an old property but keeps the character and heart of the old house.

Officer Comment: Noted.

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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation
PERMISSION

CONDITONAL FULL

Decision Authorisation: Delegated Powers

Application Number: 2026/92070

Officer Recommendation: Conditional Full Permission

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the

Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

2. The external walls and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 14 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	01	-	27/07/2026
Existing Block Plan	02	-	27/07/2026
Proposed Block Plan	07	-	27/07/2026
Existing Plans and Elevations	03	-	27/07/2026
Proposed Plans and Elevations	05	A	27/07/2026
Proposed Garage Plans and Elevations	06	A	27/07/2026
Application Forms	-	-	27/07/2026
Planning Statement and Design and Access Statement	-	-	27/07/2026
Climate Change Statement	-	-	27/07/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated:

25/09/2026

