

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:	2026/62/92143/E
Site Address:	2, Park Mews, Farnley Tyas, Huddersfield, HD4 6BX
Description:	Erection of two-storey rear extension and installation of roof mounted solar panels to garage (within a Conservation Area)
Recommending Officer:	Nicole Helliwell

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.

John Holmes

AUTHORISED OFFICER

Date: 06-Oct-2026

Officer Report

Reference No. 2026/62/92143/E

Site Address: 2, Park Mews, Farnley Tyas, Huddersfield, HD4 6BX

Proposal: Erection of two-storey rear extension and installation of roof mounted solar panels to garage (within a Conservation Area).

Site Description

The application relates to 2 Park Mews, a two-storey detached property located in Farnley Tyas, Huddersfield. The dwelling is constructed from natural stone and incorporates a dual-pitched roof finished in natural stone slate. The dwelling's private outdoor amenity space is partially located within the designated Green Belt on the Kirklees Local Plan. The site is not near any listed buildings or Public Rights of Way (PROW). However, the site is located within the Farnley Tyas Conservation Area.

Description of Proposal

The application seeks planning permission for the erection of a two storey rear extension and the installation of roof mounted solar panels to the garage. The proposed works are summarised below:

- Two storey rear extension (projection approx. 4.19m, overall height approx. 7.6m and eaves height approx. 5.65m)
- 10 solar panels would be installed within the roof planes of the existing garage (each measuring 1977mm x 1134mm x 30mm)

History of Negotiations/Amendments Received

No amendments were sought or received during the course of the application.

Relevant Planning History

- **2020/92873:** Variation of condition 2 (Plans and Specifications) on previous permission 2015/90758 Listed Building Consent for conversion of barn into a dwelling and associated works (within a Conservation Area). [Planning application details | Kirklees Council](#) - Removal or Modification of Condition(s)
- **2020/92872:** Discharge condition 14 on previous permission 2015/90758 for Listed Building Consent for conversion of barn into dwelling and associated works (within a Conservation Area). [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Approved
- **2019/92388:** Discharge condition 25 on previous permission for variation of condition 2 (plans) and 20 (works to plot 2) on previous permission 2015/90759 for erection of 6 dwellings and conversion of barn into dwelling and associated works (Listed building within a Conservation Area). [Planning application details | Kirklees Council](#) – Discharge of Condition(s) Approved

- **2019/92704:** Variation Condition 1 (plans) for plot 1 on previous permission 2018/92149 for variation condition 2 (plans) and 20 (works to plot 2) on previous permission 2015/90759 for erection of 6 dwellings and conversion of barn into dwelling and associated works (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) – Withdrawn
- **2019/92387:** Discharge condition 14 on previous permission for Listed Building Consent (2015/90758) for conversion of barn into a dwelling and associated works (within a Conservation Area). [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Approved
- **2019/90789:** Discharge of condition 25 (External Installations) on previous application 2018/92149 for variation Condition 2 (Plans) and 20 (Works to Plot 2) On previous permission 2015/90759 for erection of 6 Dwellings and Conversion of Barn into dwelling and associated works (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Approved
- **2018/92149:** Variation condition 2 (plans) and 20 (works to plot 2) on previous permission 2015/90759 for erection of 6 dwellings and conversion of barn into dwelling and associated works (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) - Removal or Modification of Condition(s)
- **2018/91927:** Discharge conditions 13 (remediation strategy) and 14 (validation report) on previous permission 2015/90759 for erection of 6 dwellings and conversion of barn into dwelling and associated works (Listed building within a conservation area). [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Split Decision
- **2018/91634:** Listed Building Consent for demolition of outhouse (within a Conservation Area). [Planning application details | Kirklees Council](#) – Consent Granted
- **2018/90954:** Discharge conditions 3, 5, 7, 9-12, 22, 25-27, 31 on previous permission 2015/90759 for erection of 6 dwellings and conversion of barn into dwelling and associated works (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Split Decision
- **2018/90933:** Discharge condition 3, 5, 7, 8, 13 and 14 for Listed Building consent for conversion of Barn into a dwelling and associated works (within Conservation area). [Planning application details | Kirklees Council](#) - Discharge of Condition(s) Split Decision
- **2015/90759:** Erection of 6 dwellings and conversion of barn into dwelling and associated works (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) – Conditional Full Permission

Representations

The application was publicised by site notice and press advertisement, which expired on 2nd October 2026. As a result of the above publicity, no representations have been received.

Parish/Town Council Comments

Kirkburton Parish Council – Confirms they have no comment

Consultation Responses

Not Applicable.

Policy

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).

The site is located within the Farnley Tyas Conservation Area and the private outdoor amenity space is partially located within the designated Green Belt on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

Kirklees Local Plan Policies

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity & Geodiversity
- **LP 35** - Historic Environment
- **LP 52** - Protection and Improvement of Environmental Quality

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

In this case, the following SPDs are applicable: -

- House Extensions and Alterations SPD (adopted 29th June 2021)
- Highways Design Guide SPD (adopted 4th November 2019)

- Biodiversity Net Gain Technical Advice Note (adopted 29th June 2021)

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 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. Most specifically in this instance, the below chapters are of most relevance:

- **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 20** - Conserving and Enhancing the Historic Environment

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”.

The site is within a housing land allocation, given the proposal relates to an extension to recent development of the land for housing it is considered the proposal would have an acceptable impact having regard to that allocation of the land. In terms of the fact the site is partially allocated in the Green Belt, the proposal would not fall within the land subject to this allocation and an assessment of the impact of the development in respect of Green Belt policy is not therefore considered necessary in this case.

In this case, the principle of development on the application site is considered acceptable, and shall be assessed against other material planning

considerations, including visual and residential amenity, as well as highway safety.

2. Impact on Visual Amenity and Historic Environment

Kirklees Local Plan Policies LP1, LP2 and LP24 all seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity. Policy LP24 states that proposals should promote good design by ensuring: *“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”*

The NPPF offers guidance relating to design in Chapter 14 (achieving well designed places) whereby Paragraph 1 of NPPF Policy DP3 states: *“Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features*

Paragraph 1 of Policy DP3 of the NPPF sets out that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. Furthermore, Policy LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

The objective of Chapter 20 of the NPPF is set out as being to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

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 of appearance of Conservation Areas. This is echoed within policy LP35 of the Kirklees Local Plan and Chapter 20 of the NPPF.

Two Storey Rear Extension

The two-storey extension would project approximately 4.19m from the rear elevation of the original dwellinghouse. The enlargement would have an oak

frame and would be heavily glazed. The extension would incorporate a dual-pitched roof finished in natural stone slate to match the appearance of the original build and would feature a lower ridge line which would enhance its subservience to the host dwelling. Furthermore, the extension would have limited visibility from public vantage points within the Farnley Tyas Conservation Area due its location at the rear of the dwelling. Additionally, with regard to its scale, it is considered that the property and its curtilage would support the extension without it appearing incongruous or amounting to overdevelopment. On this basis, it is considered that the proposed development would respect the character and appearance of the host property and wider street scene.

Solar Panels

The submitted plans confirm that 10 solar panels would be installed within the roof planes of the existing garage. It is proposed that N-Type Mono-crystalline solar panels are to be installed, each measuring 1977mm x 1134mm x 30mm. The panels would generate renewable energy at the property which would lead to a reduction in carbon emissions. Whilst the solar panels would have some visibility from public vantage points along Park Mews, they would not appear overly prominent and are not considered to have a significant impact on the visual amenity of the host property, surrounding area and the significance of the Farnley Tyas Conservation Area.

Summary

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 14 of the National Planning Policy Framework. Furthermore, the proposal would not cause any harm to the significance of the Farnley Tyas Conservation Area in accordance with Policy LP35 of the Kirklees Local Plan, Chapter 20 of the NPPF and the requirements of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

3. Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

Impact on 3 Park Mews

3 Park Mews is two-storey detached property located west of the application site. The proposed two storey rear extension would be located approximately 12.1m from the common boundary shared with no.3. Given that the enlargement would be set away from the boundary and would accord with the 45 degree rule in relation to the neighbour's rear fenestration, it is considered that there would be no additional harm to the neighbour's residential amenity as a result of the proposed works.

Impact on 20 Farnley Manor

20 Farnley Manor is a residential property located north-east of the application site. The proposed two storey rear extension would occupy a position approximately 4.1m from the common boundary shared with no.20. However, due to the staggered building positions, the host dwelling already extends beyond the rear elevation of the neighbouring property. Therefore, officers consider that there would not be any additional overlooking, overbearing or overshadowing harm to the residential amenity of the neighbouring occupants, over and above the existing arrangements on site.

The solar panels proposed to the roof are not considered to have a significant impact to neighbouring occupiers in terms of their additional built form and resultant overshadowing / overbearing impact and would not lead to any additional impacts in terms of overlooking. This element of the scheme is therefore considered acceptable.

Having considered the above factors, the development proposed would have an acceptable impact upon the residential amenity of the neighbouring occupants and would comply with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extensions and Alterations SPD and the National Planning Policy Framework.

4. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 4 of TR6 of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network or an unacceptable impact on highway safety.

The proposed alterations would not significantly intensify the domestic use at the dwelling or affect the existing parking arrangements on site. Therefore, the development is considered acceptable in accordance with Policies LP21 and

LP22 of the KLP, Chapter 15 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

5. Other Matters

Carbon Budget

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards. There are no other matters relevant to the determination of this application.

There are no other matters relevant to the determination of this application.

6. Representations

No representations were received following the statutory publicity.

7. Conclusion

This application for the erection of a two-storey rear extension and installation of roof mounted solar panels to garage at 2 Park Mews has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered acceptable.

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: 2026/92143

Officer Recommendation: Approve

Conditions and Reasons

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.

2. 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 ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30, LP35, LP52 and LP57 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. Notwithstanding the submitted plans and details, the two storey rear extension hereby approved shall be constructed from oak and glass for the external walls and natural stone slate for the roof to match the appearance of the host dwelling. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and the Conservation Area to accord with Policies LP24 and LP35 and LP35 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and policies within Chapters 14 and 20 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under PM006 the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule:

Plan Type	Reference	Revision	Date Received
Site Location Plan	PM001	A	11/08/2026
Site Layout Plan – Existing	PM002	-	11/08/2026
Site Layout Plan – Proposed	PM003	-	11/08/2026
Existing Elevations	PM004		11/08/2026
Proposed Elevations	PM005	-	11/08/2026
Existing Floor Plan	PM006	-	11/08/2026
Proposed Floor Plan	PM007	-	11/08/2026
2 Storey Extension Visuals	JMH05-26-01(D)	-	11/08/2026
2 Storey Extension Visuals	JMH05-26-01(D)	-	11/08/2026
Solar Panel Specification	-	-	11/08/2026
Planning Statement	-	-	11/08/2026
Climate Change Statement	-	-	11/08/2026

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 Planning 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. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter.