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:	**2026/62/92418/W**
Site Address:	Oakdene, Cooper Lane, Holmfirth, HD9 3BP
Description:	Erection of dormer extensions to front and rear, installation of additional windows and associated alterations (within a Conservation Area)
Recommending Officer:	Dhruv Gopalakrishnan

DECISION – Full Conditional Permission

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

Kirsty Nicholls

AUTHORISED OFFICER

Date: 28-Oct-2026

THE SITE

Oakdene, Cooper Lane, Holmfirth HD9 3BP is a semi-detached two-storey dwelling located in the Holmfirth Conservation Area. The walls are faced in natural stone while the roofing is stone slate. The entrance to the dwelling is preceded by a sloped road that forms a Y shaped junction with Cooper Lane. The locality is characterised by a dominance of dwellings faced in natural stone with stone slate roofing, representing the established character of the conservation area. The closest Listed Building is approximately 40m away from the dwelling.

THE PROPOSAL

The application is seeking planning permission for erection of dormer windows and associated alterations involving new roofing and addition of a window. The dormer windows would project 2.51m from the roof on both the north west and south east elevations of the dwelling and would measure a height of 1.74m at their edges. There would be a new window on the north east elevation of the house, accompanying the staircase to the new second floor. The window would be 6.00m above the ground floor level and would measure 1.18m in height and 0.48m in width. A conservation rooflight would also be added on the rear roof slope and the existing SVP would be extended to the second floor to accommodate a new shower room. The roof and dormer windows are planned to be built with materials matching the existing dwelling.

PLANNING HISTORY

There is no planning history for the site which is considered relevant to the current proposal.

PUBLICITY & REPRESENTATIONS

The application has been publicised in accordance with Councils adopted Development Management Charter which incorporates the legislative publicity requirements of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).
As such, this application has been publicised via site notice. The application has been publicised as affecting the setting of a conservation area.
Final publicity date expired 9th October 2026 – no representations received
Parish/Town Council comments – none received

CONSULTATIONS

Conservation Officer (informal verbal discussion) – The dormer window is intended to be built with matching natural stone slate on the roof, matching the materials on the roof. The neighbouring property was granted consent for a dormer window using matching natural stone slate and there are other properties in the conservation area with dormer windows. The proposal would be acceptable in this case.

ALLOCATION & POLICIES

The site is within a Strategic Green Infrastructure Network, two Biodiversity Opportunity Zones and the Holmfirth Conservation Area in the adopted Kirklees Local Plan.

The site also falls within a development low risk area as identified by the Coal Authority.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway Safety
LP22 Parking Provision
LP24 Design
LP35 Historic Environment

National Policies and Guidance

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

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

Chapter 3 Decision Making Policies
Chapter 4 Achieving Sustainable Development

Chapter 5 Meeting the challenge of climate change
Chapter 14 Achieving well designed places
Chapter 15 Promoting sustainable transport
Chapter 17 Pollution, public protection and security
Chapter 20 Conserving and enhancing the historic environment

Supplementary Planning Guidance

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

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

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 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”.

Policy HE9 of the NPPF relates to Conservation Areas and states proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible and Consider the area’s special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

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.

In this case, the principle of erecting dormer windows is acceptable and shall be assessed against the applicable material planning considerations within the following report.

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

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

Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained. The SPD incorporates a comply or justify principle insofar as where a scheme does not comply with the recommendations of the SPD is there relevant justification present.

Also of relevance to the consideration of the application are paragraphs 5.24, 5.25 and 5.26 of the House Extensions & Alterations SPD, which specifically state the following:-

- Dormer windows can have a significant effect on the visual appearance of both the individual building and street scene. Poorly designed dormer windows can make a building appear top-heavy, cluttered and asymmetrical.
- The design of dormer windows should reflect the character of the area, the surrounding buildings and the age, appearance and materials of the existing house. Ideally, dormers should be located to the rear of a house and should be as small as possible with a substantial area of the original roof retained.
- To assess whether a dormer window is appropriate on the front elevation, consideration should be given to the surrounding buildings in the street. Traditional vertical dormer windows usually complement the character and roof pitch of the existing house and will normally be acceptable.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), in this case River Holme Settled Valley Floor (LCA4).

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

Furthermore, this policy sets out that development should sit in with and neither dominate or have a detrimental; impact on its surroundings and neighbouring properties.

KC Conservation & Design were consulted on the application due to the site's location within the Holmfirth Conservation Area. The Conservation Officer raised no objection to the proposal, subject to a condition requiring the dormer roof to be constructed using materials that match the existing roof of the dwelling. The Officer also noted the presence of dormer windows on neighbouring properties, indicating that the proposed development would be

acceptable within the local context, provided the recommended design considerations are incorporated.

The proposal has listed natural stone slate as the roofing material which would match the existing roof materials. The dimensions of the dormer and dormer windows are also considered to be acceptable and in accordance with SPD guidance relating to the appearance of dormers. Taking this into account, the development would not appear out of scene or disproportionate to the dwelling and site, and would suitably reflect the character of the Holmfirth Conservation Area leading to less than substantial harm. This is further supported by the prevalence of front and rear dormers on nearby buildings and conservation rooflight windows in the conservation area.

It is therefore considered that in terms of visual amenity and heritage, the proposed would comply with Policies LP24 and LP35 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, advice within the National Planning Policy Framework and relevant policies within the Holme Valley Neighbourhood Development Plan.

3 – Impact on residential amenity:

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

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

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

The proposal does not have the potential to cause any overlooking as the dormers would be located at a significant distance from neighbouring

dwellings. Furthermore, the dwelling is separated from neighbouring dwellings by onsite amenity space and highways.

Given the size, scale and siting of the development, the proposal would not have the potential to cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The proposal would add an additional ensuite bedroom, new living space and enhance energy efficiency at the dwelling. This would prove beneficial for current and future occupiers of the dwelling and enhance residential amenity.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, advice within Chapter 12 of the National Planning Policy Framework and Policy 2 of the Holme Valley Neighbourhood Development Plan

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 15 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and 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.

Following completion of the development, there would be three bedrooms at the dwelling. The existing level of parking provided onsite by the hardstanding area to the front of the dwelling is considered sufficient to accommodate this increase in size. As the development is limited to the structure of the roof, there would be no impacts otherwise on highway access and 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 – Other matters:

Ecology

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the

local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Policies within chapter 19 of the National Planning Policy Framework are relevant and seek to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth.

The Conservation of Habitats and Species Regulations 2017 protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest and would not impact protected habitats and species.

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

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 5 of the National Planning Policy Framework.

6 – Representations:

None received.

7 – Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number: 2026/92418

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 & LP35 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapters 3, 4, 14 & 20 of the National Planning Policy Framework.

2. The dormer hereby approved shall be constructed from external materials in accordance with those as set out within submitted drawing 26/1347/06d and retained thereafter.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02, LP24 & LP35 of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapters 14 & 20 of the National Planning Policy Framework.

3. The roof of the dormer shall be constructed from natural stone slate which in all respects match those used in the construction of the roof slope. These shall be retained thereafter for the lifetime of the development.

   Reason: In the interests of visual amenity to accord with Policies LP24 & LP35 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapters 14 & 20 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	26/1347/01		07/09/2026
Existing Block Plan	26/1347/02		07/09/2026
Proposed Block Plan	26/1347/07c		07/09/2026
Existing Elevations	26/1347/04		07/09/2026
Existing Floor Plans and Section	26/1347/03a		07/09/2026
Proposed Elevations	26/1347/06d		07/09/2026
Proposed Floor Plans and Section	26/1347/05f		07/09/2026
Climate Change Statement	26/1347	A	07/09/2026
Heritage Impact Statement	26/1347	A	07/09/2026

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

Report Dated: 23/10/2026