KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2017/44/92861/W
Site Address:	8, Dingley Road, Edgerton, Huddersfield, HD3 3AY
Description:	Discharge conditions 3, 4, 9, 10 on previous permission 2014/93008 for erection of detached dwelling
Recommending Officer:	John Ritchie

DECISION – Part approval of planning conditions (4,9 and 10)

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

Teresa Harlow

AUTHORISED OFFICER

Date: 05-Oct-2017

2017/92861 - Officer Report

This application relates to planning permission for the erection of a detached dwelling at 8 Dingley Road, Edgerton issued following resolution by the Planning Sub-Committee on 9 January 2015. The application seeks to discharge planning conditions as follows:

3. Samples of all facing and roofing materials shall be inspected on site by, and approved in writing by, the Local Planning Authority, before development commences and the development shall be implemented using the approved materials.
***Reason**: In the interests of visual amenity and to accord with Policies BE1 and BE2 of the Unitary Development Plan.*

Assessment
At planning application stage it was proposed that the dwelling be faced in natural stone and blue slate however, conditions did not require this nor did the report to the Area Sub-Committee. The dwellings on Dingley Road are predominantly render with a brick plinth and the proposed dwelling would be set back from those. However, dwellings at the rear off Buckden Road are stone faced. The site does not lie within a conservation area. The submitted materials are blue slate and natural stone.

4. A scheme detailing the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall not be brought into use until the works comprising the approved scheme have been completed and thereafter retained.
***Reason:** In the interests of visual amenity, to protect the privacy of neighbouring residential properties, and to accord with the aims of Policies BE1, BE2 and D2 of the Unitary Development Plan.*

Assessment
The submitted details propose the retention of existing hedges and the erection of a 1.8 metre close boarded boundary fence. The Officer report to Sub-Committee did not identify any specific visual amenity issues to be addressed by the fence. A close boarded fence would not be out of keeping in the suburban context.

The Officer report noted the requirement for a 1.8 metre high fence on the western boundary between a bedroom window on the proposed dwelling and adjacent undeveloped land. This is shown on the submitted plan.

9. Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until such approved drainage

scheme has been provided on the site to serve the development and thereafter retained.
Reason: *To ensure the provision of adequate and sustainable systems of drainage in the interests of amenity, environmental well-being and to accord with Policy BE1(iv) and the National Planning Policy Framework.*

Assessment
The submitted details have been reviewed by the KC Flood Management Officer who raises no objections.

10. Development shall not commence until a scheme detailing landscaping, including the indication of existing trees and hedgerows on and adjoining the site, details of any to be retained, together with measures for their protection in the course of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any variation.
Reason: *To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and biodiversity and to accord with the National Planning Policy Framework – Conserving and enhancing the natural environment.*

Assessment
The submitted details have been reviewed by the KC Trees and Biodiversity Officers and no objections are raised. The details show the removal of fruit trees, the retention of existing hedging and pruning. It would not be appropriate to require detailed planting of shrubs, plants on this site as this would not have any effect in the wider area and would normally be at the discretion of the future occupier.

Report Dated: 05-Oct-2017