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:	2018/44/91227/W
Site Address:	Land at, Wood View and Wiggan Lane, Deighton, Huddersfield
Description:	Discharge conditions 3 (material samples) and 4 (boundary treatment and bin store) on previous permission 2017/92489 for erection of 9 apartments and ancillary accommodation
Recommending Officer:	John Ritchie

DECISION – details for conditions 3 and 4 acceptable

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.

Teresa Harlow

AUTHORISED OFFICER

Date: 02-May-2018

2018/91227 - Officer Report

This application relates to planning permission for the erection of nine apartments and ancillary accommodation on land off Wood View and Wiggan Lane, Huddersfield – 2017/92489. The application seeks to discharge the following conditions:

3. A sample of the external walling and roofing material to be used on the building shall be submitted to (or left on site for inspection) for approval in writing by the Local Planning Authority before works to construct the superstructure of the building commences. The development shall be constructed of the approved materials and thereafter retained as such.
***Reason**: In the interests of visual amenity and to accord with Policies D2, BE1 and BE2 of the Kirklees Unitary Development Plan.*

Assessment
At planning application stage the Officer report noted that

"There are a variety of facing materials found within the surrounding area including natural
stone, artificial stone, brick and render. Facing materials are artificial stone and concrete tiles which would harmonise with the modern housing development on Wood View in terms of type."

The proposed materials were Anstone Standard Buff Pitched artificial stone and Marley Eternit Modern Slate grey Concrete tile. Following discussion with the agent the walling materials have been changed to Edenhall Darlstone Buff / Black pitched faced artificial stone. These materials are acceptable.

4. Details of the external boundary treatment and bin store enclosure shall be submitted to and approved in writing by the Local Planning Authority before the building is first brought into use. The approved boundary treatment shall be provided before any of the apartments is first occupied and retained as such thereafter.
***Reason:** In the interests of visual amenity and to accord with Policies D2, BE1 and BE2 of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework.*

Assessment
The reason for the condition is restricted to the effect on visual amenity. At planning application stage the Officer report did not identify any particular aspect of visual amenity which the boundary treatment and bin store should address.

The proposed boundary treatment is as follows:

- 1.8m high close boarded fence around the site boundary stopping short of the entrance.
- Retention of the existing stone wall to the joint boundary with no 256 Wiggan Lane.

The binstore would be located close to the site entrance and enclosed by a 1.8 metre high close boarded fence

Following discussions amended plans have been submitted showing a 1.2m high artificial stone wall to match the dwellings to both road frontages.

This is considered acceptable. The bin storage areas are as shown on the approved layout plan and whilst the close boarded fence enclosing it may appear awkward on the frontage the overall harm is not considered sufficient to justify refusal.

Decision Text

Condition 3 (Materials)
You have proposed the following:

- Edenhall Darlstone Buff / Black pitched faced artificial stone.
- Marley Eternit Modern Slate grey Concrete tile

These are acceptable subject to the artificial stone being laid to regular courses. The condition requires the retention of the agreed materials therefore it cannot be completely discharged at this point.

Condition 4 (Boundary Treatment)
You have submitted the following:

- Drawing 170112 B 01 rev A Proposed boundary details

This is acceptable for the purposes of condition 4. The condition requires the retention of the agreed scheme therefore it cannot be completely discharged at this point.

Report Dated: 02 May 2018