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:	2018/44/92051/W
Site Address:	adj 106, Royd Street, Milnsbridge, Huddersfield, HD3 4RB
Description:	Discharge condition 3 (materials) on previous permission 2015/91261 for erection of 2 storey annex forming 4 residential respite care apartments
Recommending Officer:	John Ritchie

DECISION – details submitted for condition 3 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: 25-Jun-2018

2018/92051 - Officer Report

This application relates to planning permission for the erection of a two-storey annex forming four residential respite care apartments adjacent 106 Royd Street, Milnsbridge – 2015/91261. The application seeks to discharge condition 3 as follows:

3. The stone used shall be laid in regular courses and shall be of a type and colour to harmonise with the stonework on buildings within the vicinity of the site. A sample of the roofing materials shall be submitted to or inspected on site by, and approved in writing by, the Local Planning Authority, before the construction of the superstructure of the building 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 Kirklees Unitary Development Plan.*

Assessment

At planning application stage no preference for roof tiles was expressed. A photograph of a grey/blue flat profile concrete tile has been submitted with the application to discharge and this is considered acceptable in the context of the appearance of the annex and its location.

Decision Text

You have proposed the use of a flat profile concrete roof tile in grey / blue. This is acceptable for the purposes of the condition. The condition stipulates the type of stone and will be discharged upon completion of the approved development in accordance with those stipulations with the approved roof tile.

Report Dated: 25 June 2018