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:	2018/44/92840/W
Site Address:	41, Greenhead Lane, Dalton, Huddersfield, HD5 8EE
Description:	Discharge of condition 3 (Materials) on previous application 2008/91842 for erection of detached dwelling with integral garage and erection of garage and link to existing dwelling
Recommending Officer:	Laura Yeadon

DECISION -

I hereby authorise the discharge of condition 3 for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Ritchie

AUTHORISED OFFICER

Date: 29-Oct-2018

2018/92840 - Officer Report

This application relates to planning permission for the erection of a detached dwelling with integral garage and the erection of a garage and link to the existing building – 2018/91842.

The application seeks to discharge conditions 3 as follows:

3. No development shall take place until sample stone and roofing tile has been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed of the approved materials."

The reason for imposing the conditions was as follows:

"In the interests of visual amenity and to accord with Policy D2 of the Unitary Development Plan."

Assessment

The application has been submitted retrospectively as the erection of the garage and link has taken place and photographs of the materials have been submitted. The extension has been built in red multi rustic bricks individually tinted to match the existing with the roof finished in a Sandtoft Antique Brown plain roof tile.

It is proposed that the new dwelling would be faced with 140mm coursed pitched faced new stone from Whitehall Stone Sales with the roofing material being dark grey interlocking roof tiles.

At the planning application stage the proposed materials were natural coursed stone with interlocking flat dark grey tiles thus the condition can be discharged.

Decision text

The use of coursed pitched faced stone for the walls and dark grey interlocking tiles for the roof of the new dwelling and red multi rustic bricks for the extension to the dwelling using Sandtoft Antique Brown plain tiles for the roof as shown on the submitted details are acceptable for the purposes of Condition 3 and the

condition is discharged upon completion of the approved dwelling in the agreed materials.

Report Dated: 29th October 2018