



Enquiries to: John Ritchie

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Planning

Investment and Regeneration Service
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Date: 20-Nov-2018
Our Ref: 2018/93014

Dear Sir

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge conditions 3, 4, 6, 12 on previous permission 2015/91839 for erection of one detached dwelling and demolition of existing detached dwelling and garage with associated works to vehicular access.
32, Paris Road, Scholes, Holmfirth, HD9 1UA
Application Number: 2018/93014**

I write with reference to your application to discharge the conditions for the above development as submitted on 14-Sep-2018.

Conditions 3 & 4 (Materials)

I apologise for the delay in replying. Arrangements are being made for an officer to visit the site shortly.

Condition 6 (Boundary walls)

This condition restricts the boundary treatment to that shown on the previously approved plan. You have shown a proposed retaining wall behind a proposed boundary hedge to the road frontages. This cannot be dealt with by a discharge of planning condition process but is an amendment to the approved plans and must be dealt with as a formal variation of condition 2.

Condition 12 (South western Boundary)

You have submitted drawing no (SK) 102B and particularly section D-D. This is acceptable for the purposes of the condition.

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It is noted that the proposed 2 metre high fence would obstruct the visibility of vehicles using the driveway and a garage to the next door property at 34 Paris Road. This would require planning permission and the fence should be restricted to one metre above carriageway level to a point 2 metres back from the edge of the property boundary of no 34 and along its full frontage to Highfield Close.

It is noted that the boundary fence and wall to the joint boundary with no 34 Paris Road are close to a tree on that property. Under civil law you are required to ensure that such work does not damage that tree or any other part of that property.

Yours faithfully

John Ritchie
Senior Planning Officer