

**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: 2018/44/93131/W

Site Address: adj, 38, Dodlee Lane, Longwood, Huddersfield, HD3 4TZ

Description: Discharge condition 6 (surfacing materials/drainage) on previous permission 2018/91472 for erection of one detached dwelling (within a Conservation Area)

Recommending Officer: John Ritchie

DECISION – details for condition 6 approved

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-Jan-2019

2018/93131 - Officer Report

This application relates to planning permission for the erection of a detached dwelling adjacent to 38 Dodlee lane, Longwood – 2018/91472. The application seeks to discharge condition 6 as follows:

6. Prior to works associated with the surfacing of the area indicated to be used for access and parking on plan ref. 2541 – 01 Rev.D' details of proposed surfacing materials and drainage shall be submitted to, and approved in writing by, the Local Planning Authority. Prior to the development being brought into use the approved scheme shall be implemented and thereafter retained in the approved surfacing material, free of obstructions and available for the use(s) specified on the submitted/listed plan(s).

Reason: *In the interests of traffic safety and ensuring an appropriate material is used to retain the significance of the Conservation Area, so as to ensure adequate space within the site for vehicle movements and parking, in accordance with Policies BE5 and T10 of the Kirklees Unitary Development Plan, Policy PLP21 and PLP35 of the Kirklees Publication Draft Local Plan and Chapter 12 of the National Planning Policy Framework.*

Assessment

The approved plan showed hard surfacing to the front of the dwelling and a narrow path to the side and rear. The driveway was proposed to be surfaced in chevron interlocking paviours. The applicant was asked to consider the front element to be in natural stone blocks. In response a concrete regularly laid block has been proposed.

After consultation with the Conservation Officer this is considered to be acceptable.

The Highways officer confirms that the proposal is acceptable.

Decision text

You have proposed the use of Tobermore Hydropave Tegula in Bracken as e-mailed to this office on 14 December 2018 and submitted drawing no 2541-SK01. This is considered to be acceptable for the purposes of condition 6. The condition requires the development to be completed in the agreed material and retained thereafter.

Report Dated: 28 December 2018

