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:	2019/44/93128/W
Site Address:	Land at, 1, Carr Top Lane, Golcar, Huddersfield, HD7 4JB
Description:	Discharge conditions 3 (materials), 4 (sight lines) and 10 (landscape) on previous permission 2016/90245 for erection of one dwelling (within a Conservation Area)
Recommending Officer:	Nick Hirst

DECISION – Partial Approval of submitted details.

I hereby authorise the partial 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: 18-Nov-2019

Application: 2019/44/93128/W

Site: Land at, 1, Carr Top Lane, Golcar, Huddersfield, HD7 4JB

Proposal: Discharge conditions 3 (materials), 4 (sight lines) and 10 (landscape) on previous permission 2016/90245 for erection of one dwelling (within a Conservation Area)

Assessment

Condition 3 (Materials)

> *3. Before works to construct the superstructure of the dwelling are commenced, details of the all external facing and roofing materials shall be left on site for the inspection and approval in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved materials.*
> ***Reason**: In the interests of visual amenity and preserving the character of the Conservation Area, so as to accord with Policies BE1, BE2, BE5 and BE6 of the Kirklees Unitary Development Plan and Chapters 7 and 12 of the National Planning Policy Framework.*

It is proposed to face the dwelling in coursed natural stone sourced from Johnstone Wellfield Quarry. A sample panel was erected on site for view. It is proposed to tumble it to give it a suitable aged effect.

The units built to the rear of the site are constructed in materials that have a more mottled appearance, while the stone sample has the consistent straw colour of new stone. Nonetheless other properties in the area have consistent straw colouration, as well as the darker colouration due to age; on balance officers consider the proposed stone to be suitable. This would age over time.

The roofing material is to be natural blue slate, sourced from a local building's merchants. A photo has been provided of the material, along with photos of neighbouring roofs. Officers consider the proposed roofing slate to be suitable.

Condition 4 (Sightlines)

> *4. The hereby approved dwelling shall not be brought into use until sight lines of 2.4m x 43m at the site frontage have been cleared of all obstructions to visibility exceeding 1m in height. Thereafter no obstructions which exceed 1.0m in height above the adjacent highway shall be planted or erected within the sight lines along the site frontage.*
> ***Reason**: In the interests of the safe and efficient use of the highway network, in accordance with Policy T10 of the Kirklees Unitary Development Plan.*

This is a prescriptive condition and does not require discharging. However, from context, this has been included within the application due to the below landscaping condition. Officers are satisfied that the landscaping scheme (shown for condition 10) would not conflict with this condition.

Condition 10 (Landscape)

> *10. Development shall not commence on the roof structure of the dwelling until a scheme detailing landscaping for the site including boundary treatment and tree/shrub planting, has been submitted to and approved in writing by the Local Planning Authority. The development and the works comprising the approved soft landscape scheme shall be implemented within the first planting season following commencement of development and boundary treatment shall be installed before first occupation of the dwelling. The approved soft landscape scheme shall, from its completion, be maintained for a period of five years. If, within this period, any shrub or tree shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any variation. The boundary treatment shall be retained throughout the life of the development.*
> ***Reason**: In the interest of visual amenity, to protect the character of the Conservation Area, so as to accord with Policies BE1, BE2, BE5 and BE6 of the Kirklees Unitary Development Plan and Chapters 7 and 12 of the National Planning Policy Framework.*

The landscaping plan shows a level terrace area and what appears to be retaining walls. Officer's knowledge of the site indicates that this retaining wall could be relatively high and amount to an engineering work that amounts to development in its own right.

Officers have contacted the applicant, who is to provide a response and amended plans shortly.

Proposed Letter Text

Condition 3 (Materials)

It is proposed to face the dwelling in tumbled natural stone, sourced from Johnstone Wellfield Quarry, as demonstrated by the sample provided on site and shown within the photo received on the 25th of September. The roofing material is proposed to be 500mm x 250mm natural blue slate.

I can confirm these details are acceptable for the purpose of Condition 3.

Please be aware that Condition 3 has the ongoing requirement that the development is undertaken in accordance with the hereby approved details.

Condition 4 (Sightlines) and Condition 10 (Landscape)

Condition 4 does not necessitate formally discharging, being a prescriptive condition. However, it is noted to be pertinent to the details submitted in association with Condition 10. Based on the submitted Landscape plan, and the statement that the planting will not extend into the agreed sightlines, officers are satisfied that the landscaping scheme would not breach Condition 4.

You have submitted a photograph off a 3D visual showing the proposed location of planting. This includes low level shrubs and flower-bed adjacent to the house and hedging alongside to the boundary adjacent to the junction between Carr Top Lane and Brook Lane.

The submitted landscaping plan shows a levelled area to the north of the dwelling, with stairs and what appears to be a new retaining wall. This did not form part of the original planning permission. The extent of excavation and retaining structures which would be required is unclear from the plans. Because of these factors, condition 10 is not discharged at this time.

It has been brought to your attention that such works are likely to require planning permission in their own right and are not approved by any part of this submission. During our last discussion it was indicated that you would be providing further details shortly. If you submit these details within four weeks of this letter, they may be considered as part of this application.

Report Dated: 18.11.2019