

**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: 2020/44/91098/W

Site Address: adj, 1, Summerfield Grove, Lepton, Huddersfield, HD8 0BQ

Description: Discharge condition 9 (materials) on previous permission 2018/91735 for erection of detached dwelling

Recommending Officer: Sam Jackman

DECISION – Details of materials in accordance with condition 9

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: 11-May-2020

2020/91098 – Officer Report

This application relates to grant of planning permission reference 2018/91375 for the erection of one dwelling.

Discharge condition

The application seeks to discharge Condition 9 (materials):

9. The development hereby permitted shall be constructed from natural stone and concrete roof tiles as stated in the submitted application form.

Reason: To ensure the satisfactory appearance of the development on completion, and to accord with Policies D2, BE13 and BE14 of the Kirklees Unitary Development Plan, Policies PLP1 and PLP24 of the publication draft Local Plan and guidance contained within Chapter 12 National Planning Policy Framework (NPPF)

Assessment

The proposed bungalow is located within a residential area of modern detached properties adjacent to traditional stone built properties with concrete tiled roofs. The officer's report confirmed natural stone and concrete tiled roof would be acceptable. A prescriptive condition was imposed requiring the dwelling to be constructed in accordance with these materials, *as stated in the submitted application form*.

The submitted information is photographic details of natural stone walling and a brochure extract of concrete roof tiles. These indicate :-

- Natural stone (quarry unspecified)
- concrete interlocking roof tiles (Marley Modern in Grey)

This information is in accordance with the requirements of condition 9. The condition will be satisfied if the dwelling is constructed in these materials.

Decision text

Condition 9 - materials

You have submitted the following:

Photographic details of natural stone walling and a brochure extract of concrete roof tiles. These indicate :-

- Natural stone (quarry unspecified)
- concrete interlocking roof tiles (Marley Modern in Grey)

This information is in accordance with the requirements of condition 9. The condition will be satisfied if the dwelling is constructed in these materials.

