

**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: 2020/44/92431/W

Site Address: 345, Bradley Road, Bradley, Huddersfield, HD2 1PR

Description: Discharge conditions 3, 4, 7 on previous permission 2019/91083 for demolition of existing dwelling and erection of detached dwelling with detached garage/store

Recommending Officer: Sam Jackman

DECISION – Partial Approval of Conditions

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: 14-Aug-2020

2020/92431– Officer Report

This application relates to grant of planning permission reference 2019/91083 for demolition of existing dwelling and erection of detached dwelling with detached garage/store at 345, Bradley Road, Bradley, Huddersfield, HD2 1PR

2019/91083

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2f91083+>

2020/92431

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020%2f92431+>

Discharge condition

The application seeks to discharge Condition 3 (materials walls & roof):

3. No development on the superstructure of the dwelling shall take place until a sample facing materials and roofing tile have been left on site for the inspection and approval in writing by the Local Planning Authority, and the development shall thereafter be undertaken in accordance with the approved details.

Reason: So as to ensure the satisfactory appearance of the development on completion in the interests of visual amenity and to accord with Policies LP01, LP02 & LP24, of the Kirklees Local Plan and advice in the National Planning Policy Framework.

The application seeks to discharge Condition 4 (materials- render):

4. Notwithstanding the submitted details and condition 3 above, the render shown on the approved plan shall be natural stone coloured; a sample colour shall be submitted to and approved in writing by the LPA prior to commencement on the superstructure of the dwelling. Thereafter the development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Policy in Chapter 12 of the National Planning Policy Framework.

The application seeks to discharge Condition 7 (boundary treatment):

7. The dwelling shall not be occupied until details of the siting, design and materials to be

used in the construction of walls or fences for boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and approved walls/fences erected. Thereafter the approved walls/fences shall be retained in accordance with the approved details.

Reason: So as not to detract from the amenities of the adjoining property by reason of loss of privacy and to accord with Policies LP01, LP02 & LP24 of the Kirklees Local Plan and advice in the National Planning Policy Framework.

Assessment

The proposed dwelling is located within a residential area of mixed style properties with various materials used.

In this context conditions 3 and 4 have been assessed

Condition 3 (materials walls & roof):

Material samples (photographic) with details of the walling and roofing material have been submitted. These are:

Coursed natural stone 140mm high from Hillhouse Edge Quarry. This would be used at ground floor level up to a string course.

Concrete interlocking roof tiles Forticrete SL (flat profile) Slate grey. These are described as having “the visual characteristics of natural slate”

There is a varied character to dwellings along Bradley Road. There are numerous examples of natural stone being used for ground floor/plinths to dwellings with render above. In this context the proposed natural stone, which is of a colour which harmonises with existing stone in the area, is visually acceptable.

The proposed concrete roof tile, which would have a flat profile and thin leading edge, would mimic blue slate. There are numerous examples of blue slate – and other flat profile tiles – being used as roofing materials in the locality. In this context the proposed roof tile would be visually acceptable.

Condition 4 (materials- render):

Details of a light natural stone coloured render “Weberpral M colour 041 cream” have been provided. This has been chosen by the applicant as the nearest colour to the render on the existing dwelling. Although the colour is lighter than the natural stone to be used at ground floor it will harmonise with the stonework to an acceptable extent. In this context the proposed render would be visually acceptable.

Condition 7 (boundary treatment):

The following details have been provided:

“Currently the site boundary is screened via a 1.8m and 2m high feather edge fence existing, also they are ever green trees (Approx 12 feet high) to both sides of the rear boundary.

Where the garage is to be removed it will be replaced with a 2m high feather edge fence to match existing.

On the drive way there will be a 2m high feather edge fenced reduced to 1.8m in line with neighbour’s brick extension which is on the boundary and existing fence.

They are very little boundary works, all is as existing”

The condition was imposed in the interests of residential amenity so as not to detract from the amenities of the adjoining properties by reason of loss of privacy. With the proposed details the applicant has also submitted a number of photographs indicating the existing boundary treatment.

Although the general fencing is acceptable, and would retain the privacy of residents of adjoining properties, there is some concern that the height of the fence close to the boundary with Bradley Road could hinder visibility for drivers leaving both nos. 343 and 345. This would not be in the interests of highway safety. The applicant has been approached to provide clarification on this point. Condition 7 cannot be approved at this time

Decision text**Condition 3 (materials walls & roof):**

You have submitted the following details:

Coursed natural stone 140mm high from Hillhouse Edge Quarry. This would be used at ground floor level up to a string course.

Concrete interlocking roof tiles Forticrete SL (flat profile) Slate grey. These are described as having “the visual characteristics of natural slate”

These materials are considered visually acceptable in the context of the street scape and are approved for use.

The requirements of condition 3 are that the development is to be undertaken in accordance with the approved details. Therefore condition 3 will not be discharged until the construction of the dwelling is complete

Condition 4 (materials- render):

You have submitted the following details:

Details of a light natural stone coloured render “Weberpral M colour 041 cream”.

Although the colour is lighter than the natural stone to be used at ground floor it will harmonise with the stonework to an acceptable extent. The proposed colour is considered visually acceptable in the context of the street scape and is approved for use.

The requirements of condition 4 are that the development is to be undertaken in accordance with the approved details. Therefore condition 4 will not be discharged until the construction of the dwelling is complete.

Condition 7 (boundary treatment):

You have submitted the following details:

“Currently the site boundary is screened via a 1.8m and 2m high feather edge fence existing, also they are ever green trees (Approx 12 feet high) to both sides of the rear boundary.

Where the garage is to be removed it will be replaced with a 2m high feather edge fence to match existing.

On the drive way there will be a 2m high feather edge fenced reduced to 1.8m in line with neighbour’s brick extension which is on the boundary and existing fence”.

Although the fencing is generally acceptable, and would retain the privacy of residents of adjoining properties, I am concerned that the height of the fence close to the boundary with Bradley Road could hinder visibility for drivers leaving both nos. 343 and 345. This would not be in the interests of highway safety. Condition 7 cannot be discharged at this time.

Please provide further information/clarification regarding the height and location of the fencing to sam.jackman@kirklees.gov.uk and teresa.harlow@kirklees.gov.uk within 2 weeks of this letter quoting application no. 2020/92431.

Report dated 14th August 2020

