

**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: 2020/44/93402/W

Site Address: Land adjacent, 14, New Mill Road, Holmfirth, HD9 7LT

Description: Discharge condition 3 (materials) on previous permission 2020/92267 for variation of condition 8 (appearance) on previous permission 2019/94101 reserved matters application pursuant to outline permission 2017/92936 for erection of one detached dwelling

Recommending Officer: Katie Chew

DECISION – Details for condition 3 acceptable

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: 15-Oct-2020

2020/93402 – Officer Report

This application relates to the discharge of condition 3 (materials) on previous permission 2020/92267 for variation of condition 8 (appearance) on previous permission 2019/94101 reserved matters application pursuant to outline permission 2017/92936 for erection of one detached dwelling.

Discharge condition

This application seeks to discharge Condition 3 (External Facing Materials):

‘3. Prior to their use, details of all external facing materials, to include natural stone and stone slates (or suitable replica), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

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

Assessment

The proposed dwelling is to be located within a currently vacant plot of unallocated land, adjacent to other existing residential dwellings. The site is located within the Strategic Green Infrastructure Network, Bat Alert Area and Holme Valley Neighbourhood Plan Area.

Details have been submitted to show what the proposed materials would look like. Materials include dyed and tumbled natural sandstone for the walls, and Bradstone Old Quarried Light Weathered Buff (artificial stone) slates for the roof.

The officer’s report on the reserved matter of ‘appearance’ commented that: “natural stone walling is proposed. This is the predominant material in the area and is welcomed. A condition is to be imposed requiring samples to ensure an appropriate product is used. Artificial slate roofing is sought. Roofing materials in the area are varied, with natural and artificial stone slates being evident. Subject to suitable product being used – securable via condition – officers do not oppose artificial slates in this situation”.

The materials are considered to be visually acceptable, compliant with the assessment of the application, subject to the works being carried out in accordance with the submitted details.

Decision Text

Condition 3 – external facing materials

You have submitted photographs and details within the application form relating to the external facing materials to be used within the walls and roof of

the approved dwellinghouse. These comprise dyed and tumbled natural coursed sandstone for the walls, and Bradstone Old Quarried Light Weathered Buff artificial stone slates for the roof.

The details are considered acceptable in order to partly satisfy condition 3 of application 2020/92267.

The condition will not be discharged until the development has been completed using the approved materials.