KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2020/62/93691/W
Site Address:	84A, Crosland Road, Oakes, Huddersfield, HD3 3PL
Description:	Erection of two storey rear extension, front dormer and external alterations
Recommending Officer:	Sam Jackman

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out Committee Authorisation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 11-Mar-2021

Decision Authorisation – Committee Decision

Committee: Huddersfield Sub-Committee

Date of Committee: 10th March 2021

Application Number:2020/93691

Officer Recommendation: Delegate Approval (Conditional Full Permission)

Committee Decision: as officer's recommendation

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP01, LP02 & LP24, of the Kirklees Local Plan and advice in the National Planning Policy Framework.

3. The external walls and roofing materials of the rear extension and roof materials of the dormer hereby approved shall in all respects match those used in the construction of the existing building.
Reason: In the interests of visual amenity and to accord with LP01, LP02 & LP24 of the Kirklees Local Plan and advice in the National Planning Policy Framework

4. Notwithstanding the details indicated on the approved plans and stated on the application form, the cladding for the front and sides of the dormer shall be tile hung to match the existing roof tiles and not upvc cladding.
Reason: In the interests of visual amenity and to accord with LP01, LP02 & LP24 of the Kirklees Local Plan and advice in the National Planning Policy Framework

5. The new first floor gable window in the side elevation of the host dwelling shall be first installed to be obscurely glazed (minimum grade 4), and be a top opener as indicated on the approved plan 2019/178/03 Rev A. It shall be retained as such thereafter.
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.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan 1:1250			9 Nov 2020
Proposed block plan	2019/178/08	A	10 Feb 2021
Existing layout & elevations	2019/178/01		9 Nov 2020
Proposed front elevation	2019/178/02	A	4 Feb 2021
Proposed right side Elevation	2019/178/03	A	4 Feb 2021
Proposed left side Elevation	2019/178/04	A	4 Feb 2021
Proposed Rear Elevation	2019/178/07	A	4 Feb 2021
Proposed Ground Floor Plan	2019/178/05	A	4 Feb 2021
Proposed first floor plan	2019/178/06	A	17 Feb 2021

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. The Case Officer requested amended plans during the process of the application to seek an amendment which would reduce the impact of the development on the amenity of nearby residents. This decision is based on the amended/additional documents submitted.

Report Dated: 11.3.21