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:	2020/44/93915/E
Site Address:	The Coach House, 18A, Abbey Road, Shepley, Huddersfield, HD8 8EP
Description:	Discharge conditions 3, 4, 7, 8, 13 on previous permission 2020/91066 for erection of detached dwelling with formation of new access
Recommending Officer:	Katie Wilson

DECISION – DISCHARGE OF CONDITIONS 3, 4, 7, 8 & 13 APPROVED

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.

Paul Dowd

AUTHORISED OFFICER

Date: 14-Jul-2021

2020/93915- Officer Report

This discharge of condition application is pursuant to planning permission 2020/91066 for the erection of detached dwelling with formation of new access.

The application seeks to discharge the following conditions, 3 (wall sample), 4 (roof slate sample), 7 (boundary treatment), 8 (landscape scheme) & 13 (foul & surface drainage):

Condition 3:

3. The exterior walls of development shall be completed using natural stone. Samples of the natural stone shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the superstructure of the dwellings hereby approved.
Reason: To ensure the satisfactory appearance of the development on completion and to accord with Policy LP24 of the Kirklees Local Plan as well as the aims of Chapters 12 of the National Planning Policy Framework.

Assessment

The officer report for 2020/91066 says that following discussion with the agent, it was clarified that the walls would be surfaced in tumbled flat-faced natural stone and cedar boarding and the roof slopes surfaced in natural blue slates. The use of natural stone was acceptable for the walls along with cedar boarding at the back.

In this instance the discharge of conditions application has been accompanied by an email stating the stone is a flat faced dyed and rumbled product from Whitehall Quarry, Law Street, Bradford which are the same as used at adjacent site, Abbey Gardens. A photo illustrating this is provided.

A discharge of conditions approval for the adjacent site at Abbey Gardens (ref: 2014/93447) gave consent for the use of tumble and dyed natural stone from a local supplier.

The use of flat faced dyed and rumbled product from Whitehall Quarry,Bradford, would be acceptable, and condition 3 discharged once the exterior walls are completed using this material.

Condition 4

4. Notwithstanding the submitted details of materials, the roof surface of the house hereby approved shall be completed in stone slates or similar artificial stone slates. Samples of the slates shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the superstructure of the dwellings hereby approved.

Reason: To ensure the satisfactory appearance of the development on completion and to accord with Policy LP24 of the Kirklees Local Plan as well as the aims of Chapters 12 of the National Planning Policy Framework

Assessment

Regarding roof materials, an email from the agent says that the roof tiles would be the same as those used at adjacent site at Abbey Gardens, and a brochure of Ibstock Hardrow roof tiles has been supplied.

A discharge of conditions approval for the adjacent site at Abbey Gardens (ref: 2014/93447) gave consent for the use of Hardow Duet – twilight roof tiles, and these are shown in the submitted brochure.

The use of Hardrow, Duet – twilight slate tiles would be acceptable and condition 4 discharged once the roof surface of the house has been completed using this material.

Condition 7:

7. Prior to commencement of the superstructure of the house, details of the boundary treatment shall be submitted and approved in writing by the Local Planning Authority. The approved details shall then be implemented before the dwelling is first occupied and retained thereafter.
Reason: in the interests of visual and residential amenity, and to accord with policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

Assessment

The officer report for planning approval 20/91066 details the use of 1.8m high fencing along the east and western boundaries, and a combination of fencing and shrubs along the northern boundary in order to provide screening.

The amended site plan – proposed (dwg no. 601 rev J) indicates the use of 1.8m high feather edged fencing along the east and western boundaries together with retention of the existing stone boundary wall and trees and shrubs on the northern boundary. These details are acceptable for the purposes of condition 7.

The approved details shall be implemented before the dwelling is first occupied and retained thereafter.

Condition 8:

8. Prior to commencement of the superstructure of the house, details of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented so that

planting is carried out no later than the first planting season following the first occupation of the building. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation
Reason: In the interests of visual and residential amenity and accord with policy LP24 of the Kirklees Local Plan and guidance given in the National Planning Policy Framework.

Assessment

Landscaping was conditioned in order ensure adequate screening and in the interests of visual amenity.

The site plan – proposed (ref: 601 rev J) indicated the retention of existing trees and shrubs along the northern boundary and the use of new viburnam and shrub rose hedging along the western boundary interspersed with rowen, cherry and whitebeam trees. This would be in front of the proposed 1.8m high fencing and it is considered that it would soften the boundary fencing and add a little more screening. A more formal beech hedge is shown along the southern boundary at the front of the site.

These details are considered acceptable and in the interests of visual and residential amenity.

The approved details shall be implemented so that planting is carried out no later than the first planting season following the first occupation of the building. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Condition 13:

13. Development shall not commence until a scheme detailing foul, surface water and land drainage, has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until such approved drainage scheme has been provided on the site to serve the development and thereafter retained throughout the lifetime of the development.
Reason: To ensure the effective management of surface water in the interests of flood prevention and to accord with Chapter 14 of the National Planning Policy Framework.

Assessment

The officer report for 2020/91066 notes that the application form states that foul water will be connected to the mains sewer and that this will be acceptable.

It also notes that surface water runoff would be disposed of through a soakaway. It was considered necessary to ensure that the ground conditions are suitable to make a soakaway effective. This can be ensured by condition with either a pre-commencement condition, requiring a scheme to be submitted and approved, or that the percolation test results are supplied and assessed as satisfactory. The agent was informed of the potential pre-commencement condition and has agreed to this being applied.

Drainage layout details are shown on dwg no. 601 rev H and indicate that there would be a new foul water drain at the front of the house, which would flow in a west east direction and extend across the frontage of the neighbouring coach house until it eventually connects to an existing foul water pipe with a bandseal connection before last manhole.

The proposed surface water pipes would connect into this at the south eastern corner. The site is in flood zone 1 with no surface water flood events at the site and no water course or culvert crossing the site.

Flood risk standing advice is that disposal to a sewer is only acceptable once it has been demonstrated that other options such as SUDS, soakaways and watercourses are not viable.

In this instance there is insufficient space at the site for a SUDS scheme and a soakaway was initially proposed but later discarded because of concern that it could leak into adjacent housing site which is at lower level and there are records of some surface water flooding events. The nearest watercourse is also a significant distance from the application site. As such these are not viable and so a sewer could be considered an appropriate method of surface water disposal. Plan dwg 601 rev J shows this.

Planning officers consider this acceptable to discharge condition 13.

Decision text

Condition 3 (wall sample):

The application form and email dated 19th January 2021 state that the walls would be flat faced, dyed and tumbled from Whitehall Quarry, Law Street, Bradford. They would be to match those used at adjacent site at Abbey Gardens.

The use of this stone material is acceptable for the purposes on condition 3.

Condition 4 (roof slate sample):

The application form and email dated 19th January 2021 state that the roof tiles would be the same as adjacent site at Abbey Gardens.

A discharge of conditions approval for the adjacent site at Abbey Gardens (ref: 2014/93447) gave consent for the use of Hardow Duet – twilight roof tiles, and these are shown in the submitted brochure.

The use of Hardrow, Duet – twilight slate tiles would be acceptable and condition 4 discharged once the roof surface of the house has been completed using this material.

Condition 7 (boundary treatment):

The amended site plan – proposed (dwg no. 601 rev J) indicates the use of 1.8m high feather edged fencing along the east and western boundaries together with retention of the existing stone boundary wall and trees and shrubs on the northern boundary. These details are acceptable for the purposes of condition 7.

The approved details shall be implemented before the dwelling is first occupied and retained thereafter.

Condition 8 (landscape scheme):

The site plan – proposed (ref: 601 rev J) indicated the retention of existing trees and shrubs along the northern boundary and the use of new viburnam and shrub rose hedging along the western boundary interspersed with rowen, cherry and whitebeam trees. This would be in front of the proposed 1.8m high fencing and it is considered that it would soften the boundary fencing and add a little more screening. A more formal beech hedge is shown along the southern boundary at the front of the site.

These details are considered acceptable and in the interests of visual and residential amenity.

The approved details shall be implemented so that planting is carried out no later than the first planting season following the first occupation of the building. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Condition 13 (foul & surface drainage):

The foul and surface water drainage details shown on dwg no. 601 rev J are acceptable for the purposes of condition 13.

The dwelling shall not be occupied until the approved drainage scheme has been provided on the site to serve the development and thereafter retained throughout the lifetime of the development.

Report Dated: 13.07.2021