

Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: nick@roberthalstead.co.uk

Planning Development

Kirklees Council
Planning Services
Civic Centre 3
Market Street
Huddersfield
HD1 2JR

7th January 2021

RE: APPLICATION TO DISCHARGE CONDITIONS FOR ERECTION OF DETACHED DWELLING AND FIRST FLOOR EXTENSION TO EXISTING DWELLING

AT: 125 OXFORD ROAD, DEWSBURY, WF13 4EH

REF: 2017/93197

Dear Sir or Madam,

This application seeks to discharge Conditions 3 and 5 of the above planning permission. A previous DOC application discharged other conditions 7, 8 and 9 (Ref: 2020/91068). The Council will also be aware that this development has been the subject of an enforcement notice and appeal (dismissed – ref: APP/Z4718/C/20/3256931).

Mr Lee Stoney of the enforcement team is aware of this case and we have informed him that we are now acting as agents to address the remaining conditions, and the submission is in parallel to a Section 73 application to retrospectively address the differences between what has been built and what was approved under the 2017 planning permission.

Please note that to avoid the re-imposition of the same conditions on the S73 planning permission (subject to it being granted) we would like this DOC application determined prior to the S73 application.

Condition 3 - Materials

Condition 3 states:

The new dwelling and the first floor extension to No.125 Oxford Road hereby approved shall be constructed of natural stone. Samples of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before the erection of the superstructure of the

dwelling and the first floor extension to No.125 Oxford Road is commenced. Thereafter the development shall be constructed of the approved materials and be retained.

Reason: In the interests of visual amenity to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan, Policy PLP24 of the Kirklees Publication Draft Local Plan, as well as the aims of Chapter 7 of the National Planning Policy Framework.

We can confirm that the natural stone used is Woodkirk natural stone – using a mix of ashlar and pitched faced stone – please see submitted photos.

For the roof slate (Marley Double Roman concrete roof tile - smooth grey colour) again please refer to the enclosed photos of the sample and the roof as installed.

Windows and doors are constructed of uPVC – colour anthracite.

Condition 5 – Retaining wall details

Condition 5 states:

No development shall take place until a scheme detailing works proposed to support or which affect public right of way DEW/114/10, including all proposed earthworks and works to the existing stone boundary wall, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, design, structural calculations and material to be used in the construction of any retaining walls/ structures. Thereafter the development shall be undertaken in accordance with the approved details before first occupation of the new dwelling and be retained thereafter.

Reason: To ensure that any new retaining structures do not compromise the stability of public right of way DEW/114/10 and to accord with Policy R13 of the Kirklees Unitary Plan.

Please see attached plans x 2 undertaken by Sawyer Consulting Engineers.

The wall has been designed and detailed using a reinforced grouted cavity masonry wall, which is a structurally efficient form of construction for walls of the height required at this site, and is considered suitable to support the adjacent public right of way.

In summary, we hope this information is sufficient to discharge the relevant conditions.

Please contact me if you have any questions or matters to discuss.

Yours faithfully,

Nick Willock MRTPI MRICS

Robert Halstead Chartered Surveyors & Town Planners