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:	**2022/44/90551/W**
Site Address:	2, Highgate Lane, Lepton, Huddersfield, HD8 0HA
Description:	Discharge conditions 4 (loggia) and 5 (hard landscape scheme) on previous permission 2021/94053 for re-modelling of existing bungalow incorporating extensions to the front, rear and roof to create new dwelling and integral garage
Recommending Officer:	Stuart Howden

DECISION – Details for conditions 4 and 5 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: 02-Mar-2022

Officer Report - Discharge of Conditions Application

The application seeks to discharge conditions 4 (loggia) and 5 (hard landscaping scheme) on previous permission no. 2021/94053 for remodelling of existing bungalow incorporating extensions to the front, rear and roof to create new dwelling and integral garage at 2 Highgate Lane, Lepton, Huddersfield, HD8 0HA

Condition 4 (Loggia):

Wording

4. Prior to the construction of the loggia hereby approved above slab level, full design details of the loggia shall be submitted to and approved in writing by the Local Planning Authority, including details of height and appearance. Thereafter the loggia shall be carried out in accordance with the approved details and retained as such.
Reason: In the interests of visual and residential amenity, and to comply with Policy LP24 of the Kirklees Local Plan and policies within chapter 12 of the National Planning Policy Framework.

Officer Assessment

To scale elevations of the loggia have been provided with details of the proposed materials in drawing no. (20)002 received on 20th February 2022. This outlines that the top of the loggia is proposed to be surfaced in an EPDM rubber, with a black fascia to the front. The underside of the roof is proposed to be clad in western red cedar. This is to be supported by a render wall on the east side and posts on the rear and west sides.

Officers consider that the proposed loggia would be of an acceptable height and appearance so as to prevent undue harm to the visual amenities of the locality, as well as undue harm the amenities of any neighbouring properties.

The submitted details are considered acceptable for the purposes of the condition 4. Condition 4 will be discharged upon the proposal being carried out in accordance with the submitted details and retained as such thereafter.

Condition 5 (Hard Landscaping Scheme):

Wording

5. Prior to the first occupation of the dwelling or the raised platform to the rear of the dwelling hereby approved, a hard landscaping scheme shall be submitted to and improved in writing by the Local Planning Authority and shall include:

- Details of boundary enclosures, including location, heights and materials; and

- Details of the raised platform to the rear of the dwelling, including elevations/sections.

Thereafter, and prior to the first occupation of the dwelling hereby approved, the development shall be constructed in accordance with the approved details and retained thereafter.
Reason: In the interests of visual and residential amenity, and to comply with Policy LP24 of the Kirklees Local Plan and policies within chapter 12 of the National Planning Policy Framework.

Officer Assessment

Details of the boundary enclosures have been provided in drawing no. (20)002 received on 20th February 2022. This displays fencing/fencing above existing stone wall ~1.8 metres in height on the rear and side boundaries. However, such fencing would be set off the front boundary to prevent it from appearing stark from the road. The boundary enclosures proposed are therefore considered acceptable.

Details of the raised platform to the rear of the dwelling, including elevations/sections, are provided on drawing no. (20)002 received on 20th February 2022. This displays that the paving is to be constructed from Yorkstone, whilst the platform wall would be constructed from reclaimed Delph Stone. Having assessed these details, Officers consider that this would not lead to undue harm to neighbours, especially in terms of overlooking or loss of privacy, nor would it cause detrimental harm to the visual amenities of the locality.

The applicant's agent has also noted by e-mail (received on 24th February 2022) that the existing raised pathway to the west side of the dwelling is to be largely retained, but it is proposed to replace the tiles with Yorkstone.

The submitted details are considered acceptable for the purposes of the condition 5. Condition 5 will be discharged upon the proposal being carried out in accordance with the submitted details and retained thereafter.

Recommendation – Approval

Decision Text

Approve

Condition 4 (Loggia)

The loggia as per:

- drawing no. (20)002 received on 20th February 2022.

The listed detail is considered acceptable for the purposes of condition 4. The condition will be satisfied upon completion of the development in accordance with these approved details and its retention thereafter.

Condition 5 (Hard Landscaping Scheme)

The hard landscaping as per:

- drawing no. (20)002 received on 20th February 2022
- E-mail received from applicant's agent on 24th February 2022 in relation to height of pathway to the side.

The listed detail is considered acceptable for the purposes of condition 5. The condition will be satisfied upon completion of the development in accordance with these approved details and its retention thereafter.

Report Dated: 01/03/2022