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:	**2022/44/92031/W**
Site Address:	adj, 41, Greenhead Lane, Dalton, Huddersfield, HD5 8EE
Description:	Discharge conditions 3 and 4 (materials) on previous permission 2022/90612 for erection of dwelling with detached garage
Recommending Officer:	Stuart Howden

DECISION – Details for conditions 3 and 4 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.

Teresa Harlow

AUTHORISED OFFICER

Date: 17-Jun-2022

Officer Report - Discharge of Conditions Application

The application seeks to discharge conditions 3 and 4 (materials) on previous permission no. 2022/90612 for erection of dwelling with detached garage at adjacent 41 Greenhead Lane, Dalton, Huddersfield, HD5 8EE.

Conditions 3 and 4 (External Facing Materials for Walls and Roof):

Wording

'3. Prior to the construction of the dwelling hereby approved above slab level, details of all the external facing materials of the walls of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the dwelling shall be erected in accordance with the approved details and retained as such.
***Reason**: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 2 and 13 of the Kirklees Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.'*

'4. Prior to the commencement of the dwelling herby approved above slab level, details of the external material for the roof of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the dwelling shall be carried out in accordance with the approved details and retained as such.
***Reason**: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 2 and 13 of the Kirklees Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.'*

Officer Assessment

A cover letter dated 5th June 2022 has been submitted alongside this discharge of conditions application from the applicant's agent (Cadvis3d Architectural Design Services).

In relation to condition 3, this letter specifies that the external wall of the main body of the dwelling is proposed to be constructed from 140mm Huddersfield Mix Stone from Abacus Stone Sales, whereas the gable is proposed to be constructed from ashlar stone from Abacus Stone Sales. Photos of such materials have been submitted within the cover letter. It is considered that such stone would be harmonious with the building materials within the locality, where there is quite a mixture of materials, and that this would provide a suitable finish.

Regarding condition 4, the supporting cover letter outlines that roof tiles are to be Welsh copy from Greys tiles. The letter provides a link to the reproduction slate proposed. Clarity was later provided by the applicant's agent on 16th June 2022 that this is to be in a 'Welsh Blue/Grey' colour. As the details approved under the planning application do not specifically refer to natural slate, and neither does the wording of condition 4, it is considered such a material could be considered acceptable under this discharge of condition application in

principle provided that it appears as a grey slate roof. Given the variety of materials in the locality, the fact that the building is not within a conservation area and the set back of the building from the highway behind another dwelling, such a grey material is considered acceptable in this instance.

Thus, such external facing materials can be supported and it is recommended that Conditions 3 and 4 will be satisfied provided the development is undertaken in accordance with the approved details.

Recommendation – Approval

Decision Text

Approve

Condition 3 (External Facing Materials - Walls)

The external facing materials of the wall as per:

- 140mm Huddersfield Mix Stone from Abacus Stone Sales for the main body of the dwelling as specified in the cover letter dated 5th June 2022 from the applicant's agent (Cadvis3d Architectural Design Services).
- Ashlar stone from Abacus Stone Sales for the front gable of the dwelling as specified in the cover letter dated 5th June 2022 from the applicant's agent (Cadvis3d Architectural Design Services).

The listed details are considered acceptable for the purposes of Condition 3. The condition will be discharged upon completion of the development in accordance with these approved details.

Condition 4 (External Facing Materials – Roof)

The external facing materials of the roof as per:

- Welsh Reproduction from Greys tiles in 'Welsh Blue/Grey' colour as specified in the cover letter dated 5th June 2022 from the applicant's agent (Cadvis3d Architectural Design Services) and by e-mail received from the applicant's agent on 16th June 2022.

The listed details are considered acceptable for the purposes of Condition 4. The condition will be discharged upon completion of the development in accordance with these approved details.

Report Dated: 16/06/2022