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:	**2022/44/93473/W**
Site Address:	adj 1, Highroyd, Lepton, Huddersfield, HD8 0EB
Description:	Discharge of condition 3 (materials) on previous permission 2016/94065 for erection of detached dwelling with associated first floor carer's annexe
Recommending Officer:	Laura Yeadon

DECISION – Details for revised roof tile (condition 3) 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: 15-Dec-2022

2022/93473 – Officer Report

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022%2f93473

This application relates to previous permission 2016/94065 for the erection of a detached dwelling with associated first floor carer's annex. This application seeks to discharge Condition 3.

Condition 3 – facing materials

3. Construction of the superstructure of the hereby approved residential development shall not commence until details of all external materials to be used have been submitted to and approved in writing by the Local Planning Authority. No materials other than those approved in accordance with this condition shall be used.
Reason: *In the interests of visual amenity and to ensure the development harmonises with adjacent properties and the character of the local area, and to accord with Policies D2, BE1 and BE2 of the Kirklees Unitary Development Plan and Policies in the National Planning Policy Framework.*

Assessment of Condition 3

Application number 2018/93429 was submitted which discharged this condition with approval of Marshalls Cromwell Weathered artificial stone for the walls, Marley Mendip smooth grey concrete roll tiles roof and red muti-brick for the boundary wall. The application form submitted with this application states that development was then commenced on 6th June 2019. Although this is not verified by an LDC, aerial photos from 2021 clearly indicate the outline of footings which appear to have been there for some time.

The application form for this submission states that it is proposed to replace the Marley Mendip low pitch roof tile for an alternative environmentally friendly Enviro roof tile. The chosen specification of the tile is demonstrated that the tile would be a Smooth Slate Grey tile which is of a similar colour to that already approved. The original application form accompanying the planning application stated that the roof tiles would be 'slate grey concrete roof tiles' so this alternative tile is in accordance with the original planning permission.

It is noted that the proposed walling material is remains on plan by from Marshalls Cromwell Weathered artificial stone (split faced). This, again, accords with the original application form which specified the use of artificial stone.

These materials are considered to be acceptable.

Decision text:

Condition 3 (materials)

You have submitted the following information to vary the proposed roof tile:

- Application form
- Drawing number A1 containing the plans and photographs of material samples, including the revised roof tile
- Enviro tile brochure – chosen roof tile being Eurocell Enviro tile in smooth slate grey finish

The proposed details of the revised Enviro roof tile confirmed within the submitted documents are acceptable for the purposes of Condition 3. The condition will be discharged on completion of the approved development in the agreed roof tile, together with the other materials approved in discharge of condition submission no. 2018/93429.

Report dated: 15th December 2022