

Discharge/ Approval of Planning Conditions

Doc: PS-03
Date: 4th March 2023

Client: Dave Shepherd
Address: 5 Southway
Lindley
Huddersfield
HD3 3LN

Contact: Scott Smith
Project No: 22186
Proposal: Erection of Dormer Window

KIRKLEES PLANNING APPLICATION NUMBER: 2022/62/91226/W
PLANNING INSPECTORATE APPEAL REFERENCE: APP/Z4718/D/22/3307226

Introduction

The DME Group Ltd have been instructed to submit a Discharge of conditions application for the Appeal decision with Appeal Reference: Appeal Ref: APP/Z4718/D/22/3307226 for the property known as 5 Southway, Lindley, Huddersfield HD3 3LN.

Conditions to be Discharged.

Condition Number 1 - The development hereby permitted shall begin not later than 3 years from the date of this decision.

Condition Number 3 - Prior to the first use of external surfaces of the development hereby permitted, details/ samples of the materials to be used in the construction of the external surfaces of the dormer window hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/ samples.

Condition Number 4 - The development hereby permitted shall not be occupied until the dormer window shown on proposed north elevation (side) has been fitted with obscured glazing, and no part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

Reasons to Discharge/ Approve Details Reserved by Conditions.

Condition Number 1 - The development hereby permitted has started.

Condition Number 3 – Materials – Please see As Built Images below.

Roof Finish – Dark Grep Rubber Roof by Firestone with Dark Grey trim.

Fascia's, soffits, gutters & downpipes – White PVC to match that of the existing.

Wall Cladding – Anthracite grey textured wood composite horizontal panels. Colour to be similar to that of the roofing tiles.

Windows – Timber, painted white, to match the existing windows and doors.

Condition Number 4 – Obscure Window

The proposed obscure window will have a top opener. The lowest part of the top opener will be no lower than 1.7m above the finished floor level.

The glazing will be sandblasted with a Privacy Level of 4 or 5 ensuring maximum privacy for the occupants and neighbours alike. (Please note window shown on the approved rear dormer is yet to be changed)

As Built Images



