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:	**2023/44/91788/W**
Site Address:	29, Gernhill Avenue, Fixby, Huddersfield, HD2 2HR
Description:	Discharge condition 3 (materials) on previous permission 2022/91553 for variation condition 2 (plans and specification) on previous permission 2021/90888 for demolition of existing dwelling and erection of detached dwelling with integral garage
Recommending Officer:	Sam Jackman

DECISION – DISCHARGE OF CONDITION – 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.

John Holmes

AUTHORISED OFFICER

Date: 04-Aug-2023

ADDENDUM – 4th August 2023

To clarify a drafting error in the letter (which states 300mm rather than 30mm) a further letter shall be sent out which clarifies that the approved scheme relates to the submitted details which is a 30mm size.

2023/91788 – Officer Report

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023%2F91788

This application relates to previous permission 2022/91553 for variation condition 2 (plans and specification) on previous permission 2021/90888 for demolition of existing dwelling and erection of detached dwelling with integral garage.

This application has been submitted to provide details in relation to condition 3 (materials),

Condition 3 – *External facing materials*

3. Prior to construction of the dwelling hereby approved above slab level, details of all the external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and retained as such.
Reason: In the interests of visual and to comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

Assessment of Condition 3

The application form and plans under application 2023/91788 stated that the proposed materials to discharge this condition state the following:

- Walls – stone slip bricks with Travertine cream coloured render above
- Roof – Blue slate

Images examples of the materials have also been submitted within the supporting information.

The officers report states that in terms of the appearance, there is an eclectic mix of dwellings within the locality in terms of form, design and materials. A dwelling with a largely linear main body, with projecting elements from this would not appear out of character with other dwellings within the locality, including the garage (as alluded to above). Further to this, the finishing materials of stone and render, and the use of these would be relatively similar to the dwelling at No.23 Gernhill Avenue. The external materials are considered to be acceptable in principle.

The description of the facing stone, states slip bricks, where additional details have been submitted to show the method of construction. These details have been discussed with a building inspector. Albeit slip bricks give the impression that they will be a slim line profile stone attached to the building with an adhesive. However, the stone to be used will be 30mm thick attached to an internal rail system fixed to an ICF concrete wall.

The applicant has also confirmed that the quoins will be ashlar faced with coursed stonework to be used for the remaining stonework.

The proposed materials are considered to be acceptable for the purpose of Condition 3 provided that the works are carried out in accordance with the approved details, using an internal rail system fixed to an ICF concrete wall.

Decision text

Condition 3 (external walling materials):

- Stone, blue slate and Travertine cream coloured render

The proposed external walling materials is 30mm stone attached to an internal rail system fixed to an ICF concrete wall and Travertine cream coloured render. The proposed roof material is blue slate. The materials submitted to discharge condition no.3 are acceptable. There is an ongoing requirement the development shall be carried out in accordance with the approved details and retained as such.

Dated: 2.8.2023