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:	**2024/44/90557/E**
Site Address:	Land Adj, 3, Green Nook Close, Upper Cumberworth, Huddersfield, HD8 8FR
Description:	Discharge conditions 3 (materials), 5 (boundary treatments), 8 (EV charging), 9 (waste collection) on previous permission 2021/91055 for erection of detached dwelling with associated parking and amenity space
Recommending Officer:	Elenya Jackson

DECISION – Approve Discharge of Conditions

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 19-Apr-2024

Officer Report
Land Adj, 3, Green Nook Close, Upper Cumberworth, Huddersfield, HD8 8FR

Discharge conditions 3 (materials), 5 (boundary treatments), 8 (EV charging), 9 (waste collection) on previous permission 2021/91055 for erection of detached dwelling with associated parking and amenity space

Condition 3

Samples of all external walling and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before any development commences on the superstructure of the dwellings hereby permitted. Thereafter the development shall be carried out in accordance with the approved details.
Reason: In the interests of visual amenity and to comply with Policies LP24 and LP35 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document as well as the aims of Chapter 12 of the National Planning Policy Framework.
Condition 5
Notwithstanding the submitted plans and information, before development commences on the superstructure of the dwelling hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.
Reason: In the interests of visual amenity and to preserve the character and openness of the adjacent Green Belt land in accordance with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and Chapters 12 and 13 of the National Planning Policy Framework
Condition 8
Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:
- A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space.
Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.
Reason: In the interests of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP24 and LP51of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and Chapters 2, 9 and 15 of the National Planning Policy Framework.
Condition 9
Before development commences on the superstructure of the new dwelling, details of storage and access for collection of wastes from the premises shall

be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.
Reason: In the interest of highway safety, to accord with Policies LP21 and LP22 of the Kirklees Local Plan and Principles 12 and 19 of Housebuilders Design Guide Supplementary Planning Document.

Assessment Condition 3

The following has been submitted:

- Application form
- Proposed materials cover sheet

Proposed materials have been provided to support the application to discharge condition 2. This indicates that the proposed materials would be natural buff tumbled coarsed stone to be purchased from a stone merchants to the walls, artificial stone slate tiles in natural weathered colour to the roof, stone grey aluminium windows with ogee profile upvc gutters.
The proposed materials have been considered in the context of the site and are considered acceptable in this instance.

Assessment Condition 5

The following has been submitted:

- Site Plan

The details provided illustrate that the site would be enclosed with a dry stone wall matching the existing boundary treatments on site.
The details of this are considered to be acceptable.

Assessment Condition 8

The following has been submitted:

- EVA-07S-SE

The details have been informally discussed with KC Environmental Health on 11/04/20234. It is considered that the full details would be considered through the building control process and are therefore in terms of planning are considered acceptable.

Assessment condition 9

The following has been submitted:

- Site Plan

The details provided demonstrate that the bins would be stored along the southern boundary of the site and would be taken to the roadside on collection day. These details are considered to be acceptable.

<u>Decision notice text</u>

Condition 3

- Application form
- Proposed materials cover sheet

The details provided are considered acceptable for the purpose of condition 3.

Condition 5

- Site Plan

The details are acceptable for the purpose of condition 5 and are to be retained for the lifetime of the development.

Condition 8

- EVA-07S-SE

It is considered that the details would be picked up as part of the building control process and are therefore be considered acceptable.

Condition 9

- Site Plan

The details are considered to be acceptable for the purpose of condition 9.