

**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:	2024/44/90643/E
Site Address:	Land At, 14, Bracken Hill, Mirfield, WF14 0EZ
Description:	Discharge of condition 4 (external materials) on previous reserved matters permission 2022/92259 for erection of residential development (one dwelling) pursuant to outline permission 2021/93466
Recommending Officer:	Edward Cheseldine

DECISION – Approve Discharge of Condition 4

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: 03-May-2024

Officer Report

2024/90643 - Land At, 14, Bracken Hill, Mirfield, WF14 0EZ

Description Proposal

The applicant is seeking the discharge of condition 4 (external materials) on previous reserved matters permission 2022/92259 for erection of residential development (one dwelling) pursuant to outline permission 2021/93466.

Condition 4

4. Before any development commences on the superstructure of the dwelling hereby permitted, samples of all external walling 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. Reason: In the interests of visual amenity and to comply with Policy LP24 of the Kirklees Local Plan, Principle 13 of the Housebuilders Design Guide SPD, as well as the aims of Chapter 12 of the National Planning Policy Framework.

Assessment

A planning statement was submitted with images of the proposed materials for the building. They will consist of *grade A Spanish blue slate tiles and 140mm buff tumbled & ashlar stone*.

The materials shown are to be assessed against Policy LP 24 & Principle 13 of the Housebuilders Design Guide SPD of the Kirklees Local Plan, so they respect and accord with the character of the wider and building group in the immediate vicinity.

Bracken Hill has a traditional building group, made up of simplistic, yet characterful historic buildings. Materials present within the area are ashlar stone and blue slate roof tiles. The provided materials therefore compliment the area.

The materials should also compliment the dwelling itself and provide an aesthetic to the style of the building. The dwelling is a large dwelling with a traditional architectural style, which the materials will compliment.

The proposed material therefore accord with Policy LP 24 and Principle 13 of the Housebuilders Design Guide SPD and the condition should be discharged.

Conclusion

The proposed materials have been assessed to accord with Policy LP 24 and Principle 13 of the Housebuilders Design Guide SPD of the Kirklees Local Plan and should be discharged.

Decision Notice Text

The proposed materials have been assessed to accord with Policy LP 24 and Principle 13 of the Housebuilders Design Guide SPD of the Kirklees Local Plan and can be discharged.