

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:	2024/44/90646/W
Site Address:	31, Thornhill Road, Edgerton, Huddersfield, HD3 3DD
Description:	Discharge condition 4 (materials) on previous permission 2023/91966 for erection of single storey extension with replacement roof, dormers and associated alterations (within a Conservation Area)
Recommending Officer:	Laura Yeadon

DECISION – DISCHARGE OF CONDITON NO.4 – 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: 29-Apr-2024

Officer report

[Weblink](#)

This planning application relates to planning permission 2023/91966 for the erection of a single storey extension with replacement roof, dormers and associated alterations (within a Conservation Area). The application seeks to discharge condition 4.

Condition 4

4. Prior to construction of the roof & dormer windows, a scheme detailing all roofing materials of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of all slates and/or tiles, roof lights and external facing materials of the dormer windows. Once installed, these shall be retained thereafter.

Reason: *In the interests of visual amenity and to enhance and protect the Edgerton Conservation Area, to accord with Policies LP24 and LP35, Chapters 12 and 16 of the National Planning Policy Framework and Principles 1 and 2 of the House Extensions and Alterations SPD.*

Assessment of condition 4

Information has been submitted in the form of details within the application form and images demonstrating that proposed roofing details are as follows:

- Velux windows – double glazed – 780x980mm outer frame size – black in colour
- Roof tiles – Marley Modern Concrete grey tiles
- Dormer – black GRP fascia boards with white double glazed window

Assessment of Condition 4

The applicant was contacted by the Case Officer regarding the use of Marley Modern roof tiles as the plans for the original permission stated roof slates. The applicant has confirmed that this was an oversight and has confirmed that the use of Marley Modern tiles is due to the property being a 1950's bungalow which references the character of similar aged properties along Rumbold Road in terms of style and materials.

It appears that the other properties within the street scene also have a roof finish similar in appearance and therefore the use of Marley Modern roof tiles is considered acceptable in terms of visual amenity and providing that the roof tiles are retained, the condition shall be satisfied.

With regard to the proposed roof lights, the submitted information indicates that the frames would be black in colour. There was no condition imposed on the original permission to ensure that these were of a 'conservation' type roof light and therefore, providing that these are retained thereafter, the requirements of

the condition shall be satisfied. It is considered the proposed roof lights would be an acceptable style / design having regard to the character of the host property and nature of the proposed development, taking account of the colour finish which forms part of the submitted scheme.

In terms of the use black GRP fascia boards for the dormers, this is considered acceptable. Providing that this finishing material is retained, the condition shall be satisfied.

Decision text

Assessment of Condition 4

You have submitted the following:

- Application form
- Marley Modern roof tile – image 1
- Marley Modern roof tile - image 2
- Velux – image A
- Velux – image B
- Fascia board photograph

The roofing materials submitted as part of this application to discharge condition no.4 are considered to satisfy the requirements of this condition and are acceptable. This condition is therefore discharged. There is an ongoing requirement that these materials of construction, once installed, are retained thereafter.