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4th June 2024

APPLICATION TO DISCHARGE CONDITIONS 3 AND 4 ON APPLICATION FOR DEMOLITION OF EXISTING DWELLING AND ERECTION OF ONE DETACHED DWELLING (WITHIN A CONSERVATION AREA) AT 8 HEATON ROAD, UPPER BATLEY, BATLEY, WF17 0AT

LPA REF: 2023/62/92859/E

Dear Sir or Madam,

This application seeks to discharge conditions 3 and 4 on the above planning application.

Condition 3 states:

Within 6 months of the decision, 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 interest of visual and residential amenity, 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 4 states:

Within 6 months of the decision, a scheme outlining the specific facilities for charging electric vehicles and other ultra-low emission vehicles at the premises must be submitted to and approved in writing by the Local Planning Authority. This scheme must meet the minimum requirements in the current West Yorkshire Low Emission Strategy (WYLES) document. The approved facilities for charging electric vehicles must be installed before occupation and retained for use thereafter.

Reason: *In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan, Chapters 2, 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emission Strategy (WYLES).*

A Boundary Treatment Plan (drawing no. 2037-D-20-050) and Boundary Treatment Details (drawing no. 2037-D-20-052) have been produced by AHJ Architects and are submitted as part of this application to discharge conditions 3 and 4.

We hope that this information is now sufficient to discharge conditions 3 and 4.

Please contact me if you have any questions or matters to discuss.

Yours Faithfully

Nick Willock MRTPI MRICS

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