

**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:	<b>2024/44/92255/E</b>
Site Address:	Oakwood House, Lane Head Lane, Kirkburton, Huddersfield, HD8 0SQ
Description:	Discharge of details reserved by Conditions 4. (Arboricultural Method Statement) & 5. (materials) of previous permission 2022/93941 for Erection of extension and alterations to dwelling, erection of detached garage and detached garden room/gym (within a Conservation Area)
Recommending Officer:	Nina Sayers

**DECISION – DISCHARGE OF CONDITIONS 4 & 5**

**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.**

Emma Thompson

***AUTHORISED OFFICER***

**Date: 01-Nov-2024**

## Officer Report

### Site Description

**Site address** – Oakwood House, Lane Head Lane, Kirkburton, Huddersfield, HD8 0SQ

**Proposal** – Discharge of details reserved by Conditions 4. (Arboricultural Method Statement) & 5. (materials) of previous permission 2022/93941 for Erection of extension and alterations to dwelling, erection of detached garage and detached garden room/gym (within a Conservation Area).

### Assessment

#### Condition 4 – Arboricultural Method Statement

Condition 4 reads as follows:

*4. Prior to construction of the garden room commencing, an Arboricultural Method Statement, shall be submitted to, and approved in writing by the Local Planning Authority. The method statement shall include details of foundation design and how the construction work will be undertaken with minimal damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement. Reason: So as to protect to viability of the protected mature trees within close proximity to the application site and to accord with Policy LP33 of the Kirklees Local Plan. This is pre-commencement as it could affect the method of construction of the garden room.*

In support of the discharge of condition 4, the applicant has submitted an Arboricultural Method Statement (AMS) Ref: '20697/AJB'. KC Trees have reviewed the submitted AMS. It sufficiently details the special engineering techniques proposed to have minimal impact on surrounding trees. It is also laid out that only pedestrian access will be granted surrounding the trees and that all material storage of chemical mixing will be done outside on the RPA of trees and on the driveway adjacent. Therefore KC Trees have no objection to the discharge of condition 4.

Condition 4 can therefore be discharged. The development shall hereafter be carried out in complete accordance with the Arboricultural Method Statement.

#### Condition 5 – Materials

Condition 5 reads as follows:

*5. Prior to construction of the garden room commencing, details of all the external facing and roofing materials of the garden room 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 amenity and to comply with*

*Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 12 and 16 of the National Planning Policy Framework. This is pre-commencement as it could affect the method of construction of the garden room.*

In support of the discharge of condition 5, the applicant has submitted Garden Room Layouts Plan Ref: '7880-X16 Rev.D'. The demonstrates the following materials:

- Ocean Blue C73 Vertical Cedral Composite Cladding
- EPDM roof with Anthracite Grey fascias and guttering

Officers initially queried the colour of the proposed cladding, however the agent responded showing photograph of the dormers and windows at the existing property which are finished in the same colour. Taking this into consideration, as well as the garden room being screened from any vantage points within the conservation area, it is considered the proposed materials are acceptable on balance.

Therefore condition 5 can be discharged at this time. The development hereafter shall be carried out in accordance with the approved details and retained as such.

#### **Decision Notice Text**

Condition 4 can be discharged. The development shall hereafter be carried out in complete accordance with the Arboricultural Method Statement.

Condition 5 can be discharged. The development hereafter shall be carried out in accordance with the approved details and retained as such.