

**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:	2024/44/92428/W
Site Address:	Land at, Penistone Road, Fenay Bridge, Huddersfield, HD8 0AW
Description:	Discharge of details reserved by condition 28 (materials) of previous permission 2022/93154 for erection of 68 dwellings with associated access, parking, open space, landscaping and infrastructure works (including installation of surface water attenuation tank)
Recommending Officer:	Nick Hirst

DECISION – Discharge of Condition – Approve

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.

Victor Grayson

AUTHORISED OFFICER

Date: 14/02/2025

Application: 2024/44/92428/W

Site: Land at, Penistone Road, Fenay Bridge, Huddersfield, HD8 0AW

Proposal: Discharge of details reserved by condition 28 (materials) of previous permission 2022/93154 for erection of 68 dwellings with associated access, parking, open space, landscaping and infrastructure works (including installation of surface water attenuation tank)

Assessment

Condition 28 (materials)

28. Prior to their use, details of all the external materials and finishes, in accordance with the initial details contained in plan ref. Z078-006 Rev. C, shall be submitted to and approved in writing by the Local Planning Authority. The finishes details shall include plans at a minimum 1:50 scale of the following:

- a) Windows*
- b) Window reveals (minimum 75mm)*
- c) Cills and lintels*
- d) Eaves and verges*
- e) Entrance canopies*

The dwellings shall thereafter be constructed in accordance with the approved details.

Reason: *In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan.*

The component parts of the proposed materials are considered as follows:

Walling

As required by the details shown on plan ref Z078-006 rev C, dwellings along the site's frontage to Penistone Road are proposed to be faced in natural stone. Those within the site are to be artificial stone.

The natural stone proposed is a natural Yorkshire stone, quarried near to Ellingstring (North Yorkshire). Images of the product have been provided. The finish is to be pitched and laid in stretcher courses. This material is considered good quality and acceptable to officers for the natural element of the proposal.

The artificial walling is proposed to be Forticrete Anstone Premier. It would also be pitched and laid in stretcher courses. There is no reference to having it either tumbled or dyed. Dyed stone would be a concern. Having it tumbled would not necessarily raise concerns, but such a treatment is not considered necessary at this site. For an artificial product, the proposed stone is considered a good quality. Officers are satisfied that the two materials on the site would complement each other (the applicant has submitted images showing the natural and artificial materials next to each other, to illustrate their compatibility) and are acceptable.

The proposed walling materials are acceptable.

Walling detail

Heads and cills are to be an ashlar artstone in the colour “bathstone”. This would be pale in appearance, similar to local ashlar products. Officers consider that it would suitably complement the main walling materials considered above.

Roofing

The proposed roofing material is an artificial tile named Danum TLE Dark Grey by Wienerberger.

An artificial material was considered and accepted at application stage. The proposed product is suitably high quality and attractive, with an overall appearance and colour typical of modern developments in the southern part of Kirklees. It is not expected to appear out of keeping in the area, with nearby dwellings having a variety of (dark, muted coloured) roof materials.

Officers consider the proposed material to be acceptable.

Windows and canopies

Typical window section details have been provided and are acceptable. Windows are shown to have a minimum 75mm reveal, as required by the condition.

Typical sections and plans for the proposed canopies have been provided. These are shown to have traditional designs, being pitched and not flat, as expected at application stage. Attractive decorative brackets to support the canopies, where needed, are proposed. Overall, the details shown are considered acceptable.

In summary, the proposed details are considered to comply with the requirements and aim of the condition and are acceptable. The proposed details would result in a high-quality built environment which would harmonise well with the existing dwellings in the area. Officers therefore recommend the submitted details be approved. However, the condition has an ongoing requirement preventing full discharge at this time. A note stating this is recommended to be included in the decision notice.

Recommendation: Approve details

Report Dated: 10/02/2025.

Proposed Letter Text

Condition 28 (materials)

You have submitted the following documents pursuant to condition 28:

- Document titled Proposed Materials – Condition 28, received 23/01/2025
- Plan ref 1810mm Window Elevation
- Plan ref 685mm Window Elevation and 1135mm Window Elevation
- Plan ref Eaves Detail 1/20
- Plan ref GH 01/B A
- Plan ref GH_EDC_2.4 F
- Plan ref GH_EDC_3.2 F
- Plan ref GH_EDC_3.6 C
- Plan ref GH_EDC_35 F
- Plan ref Window section (horizontal)
- Plan ref Window section (vertical)

I can confirm that the submitted details are acceptable and are hereby approved. For the avoidance of doubt, the natural and artificial materials must be arranged in accordance with the details shown on plan ref Z078-006 rev C.

Furthermore, you are reminded that condition 28 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

The dwellings shall thereafter be constructed in accordance with the approved details.