

**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:	2025/44/90888/E
Site Address:	119, Huddersfield Road, Shelley, Huddersfield, HD8 8HF
Description:	Discharge of details reserved by condition 3 (materials) on previous permission 2024/92622 for erection of a detached dwelling
Recommending Officer:	Nicole Helliwell

DECISION – REFUSE DISCHARGE OF CONDITION 3

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 22-May-2025

Officer Report

Reference No. 2025/44/90888/E

Site Address: 119, Huddersfield Road, Shelley, Huddersfield, HD8 8HF

Proposal: Discharge of details reserved by condition 3 (materials) on previous permission 2024/92622 for erection of a detached dwelling at 119, Huddersfield Road, Shelley, Huddersfield, HD8 8HF

Assessment

Condition 3 – Materials

3. Construction works shall not continue on the superstructure of the dwelling hereby approved until details of all the external facing and roofing materials have been 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: *This condition is in the interest of visual amenity and to comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

Assessment of Condition 3

The applicant has submitted a document titled 'Materials Condition' (dated 27th January 2025) which details the walling and roofing materials proposed. The proposed walling materials would be natural flat faced stone from Rand & Asquith, Tuck Royd Quarry at ground floor level. It is also noted that acrylic render in light grey would be proposed at first floor level. Condition 2 outlines that the dwelling would be faced in cedar cladding and through coloured render at first floor level as shown on 'GA Drawing – Proposed' (reference no. SK01 29.01.24, rev. B). The submitted documents confirm that cedar cladding would no longer be used at first floor level which would contravene condition 2. Therefore, for these reasons, condition 3 cannot be discharged at this stage and must remain.

Decision Notice Text

Condition 3 – Materials

The following information has been submitted:

- Materials Condition (dated 27th January 2025)

The submitted details are not acceptable at this time and therefore, it is recommended that Condition 3 must remain until further notice.

