

**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>2025/44/92679/W</b>
Site Address:	The Granny Annexe, Kismet, Dover Lane, Holmfirth, HD9 2RB
Description:	Discharge of details reserved by conditions 3 (materials) and 4 (waste collection details) of previous permission 2023/90392 for erection of extensions to create self-contained 3 bedroomed dwelling
Recommending Officer:	Morgan Braithwaite

**DECISION – APPROVE DISCHARGE OF CONDITIONS**

**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.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 19-Nov-2025**

## **Officer Report**

The Granny Annexe, Kismet, Dover Lane, Holmfirth, HD9 2RB  
Discharge of details reserved by condition 3 (materials) and 4 (waste collection details) of previous permission 2023/90392 for erection of extensions to create self-contained 3 bedroomed dwelling.

### **Condition 3**

No development above ground level shall take place until details/samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details/samples.

### **Condition 4**

Development shall not commence until details of storage and access for the collection of wastes from the premises have been submitted to, and approved in writing by, the local planning authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

## **Assessment**

### **Condition 3**

The following details have been submitted:

- Proposed Site/Block Layout: ANNEXE CONDITIONS\_09
- Photos General (Old Type as 100) – ANNEXE GABLE
- Photos General (Old Type as 100) – ANNEXE-KISMET ABUTMENT
- Photos General (Old Type as 100) – KISMET FRONT

The details demonstrate that the materials would be dark brown plain tiles to the roof and reclaimed weathered Yorkshire Stone walling to match the existing annexe and adjacent bungalow. The details have been reviewed and considered acceptable for the purpose of condition 3. This condition will be discharged by the construction of the development in accordance with the approved materials, and their retention thereafter.

### **Condition 4**

Development shall not commence until details of storage and access for the collection of wastes from the premises have been submitted to, and approved in writing by, the local planning authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

- Proposed Site/Block Layout: ANNEXE CONDITIONS\_09
- Photos General (Old Type as 100) – ANNEXE GABLE
- Photos General (Old Type as 100) – ANNEXE-KISMET ABUTMENT
- Photos General (Old Type as 100) – KISMET FRONT

The details have been reviewed and considered acceptable for waste collection. This condition will be discharged by the provision of the approved scheme prior to occupation of the development, and its retention thereafter.

#### Decision Notice Text

##### Condition 3

The following details have been submitted:

- Proposed Site/Block Layout: ANNEXE CONDITIONS\_09
- Photos General (Old Type as 100) – ANNEXE GABLE
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- 

The details demonstrate that the materials would be dark brown plain tiles to the roof and reclaimed weathered Yorkshire Stone walling to match the existing annexe and adjacent bungalow. The details have been reviewed and considered acceptable for the purpose of condition 3. This condition will be discharged by the construction of the development in accordance with the approved materials, and their retention thereafter.

##### Condition 4

The following details have been submitted:

- Proposed Site/Block Layout: ANNEXE CONDITIONS\_09

The details have been reviewed and considered acceptable for waste collection. This condition will be discharged by the provision of the approved scheme prior to occupation of the development, and its retention thereafter.