

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:	2025/44/93441/E
Site Address:	adj, 16, Rosedale Avenue, Hartshead, Liversedge, WF15 8AU
Description:	Discharge of details reserved by conditions 3 (EV Charging), 6 (Drainage), 9 (Materials) on previous permission 2021/91272 for erection of detached dwelling
Recommending Officer:	Elenya Jackson

DECISION – Discharge of Conditions – Split Decision

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

Kirsty Nicholls

AUTHORISED OFFICER

Date: 06-Feb-2026

Officer Report

adj, 16, Rosedale Avenue, Hartshead, Liversedge, WF15 8AU

Discharge of details reserved by conditions 3 (EV Charging), 6 (Drainage), 9 (Materials) on previous permission 2021/91272 for erection of detached dwelling

Condition 3

Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output: - A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained 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 LP24 and LP51 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

Condition 6

A scheme detailing surface water and land drainage shall be submitted to and approved in writing by the Local Planning Authority before development on the superstructure of the new dwelling commences. Where soakaways are proposed, the submitted scheme shall demonstrate an adequately designed soakaway as an effective means of drainage of surface water on the site. Where a septic tank is proposed, details shall be submitted to demonstrate that this is sufficient to meet the requirements on the site. The dwelling shall not be occupied until such approved drainage scheme has been provided on the site to serve the development. The development shall be thereafter retained in accordance with the approved details.

Reason: In the interests of satisfactory and sustainable drainage to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

Condition 9

Samples of facing and roofing materials shall be submitted for approval in writing prior to development commencing on the superstructure of the dwelling hereby approved. The development shall be carried out in accordance with the approved details and thereafter retained as such.

Reason: In the interests of visual amenity and to accord with Policy LP 24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

Assessment

Condition 3

The following details have been submitted:

- Supporting statement

The details provided have been reviewed by officers. EV Charging points on minor developments are not currently enforced by the planning system; however, it is considered that the details provided are acceptable for the purpose of condition 3 and should be maintained for the lifetime of the development.

Condition 6

The following details have been submitted:

- Supporting word document
- Soakaway testing
- Drainage feasibility plan

The details provided have been informally reviewed with the Lead Local Flood Authority and it is considered that the flow control diameter is not adequate as it should have a minimum width of 75mm.

Condition 9

The following details have been submitted:

- Supporting statement

Officers have reviewed the details provided and confirm that the proposal would be constructed out of Butterley Brick Farmhouse Brown Sandfaced walling and the roof tiles would be Marley Ludlow Major granular Antique Brown interlocking Concrete tile.

It is considered that the proposed materials are appropriate for the context of the area.

Decision notice text

Condition 3

The following details have been submitted:

- Supporting statement

The details provided are acceptable for the purpose of condition 3 and should be maintained for the lifetime of the development.

Condition 6

The following details have been submitted:

- Supporting word document
- Soakaway testing
- Drainage feasibility plan

The details provided are not considered acceptable for the purpose of condition 6. If additional sufficient information is submitted to the Local Planning Authority within 6 months of the date of this letter, it can be determined under this current application. If it is in excess of this timescale, a new application will be required.

Condition 9

The following details have been submitted:

- Supporting statement

Officers have reviewed the details provided confirm that the proposal would be constructed out of Butterley Brick Farmhouse Brown Sandfaced walling and the roof tiles would be Marley Ludlow Major granular Antique Brown interlocking Concrete tile.

It is considered that the proposed materials are appropriate for the context of the area and should be retained for the lifetime of the development.