

**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:	2026/44/90110/E
Site Address:	Adj, 497, Penistone Road, Shelley, Huddersfield, HD8 8HY
Description:	Discharge of details reserved by conditions 4 (materials), 11 (boundaries), 12 (bin storage) on previous permission 2024/93278 for erection of detached dwelling with parking area partly shared with other properties and associated external works
Recommending Officer:	Elenya Jackson

DECISION – DISCHARGE OF CONDITIONS APPROVED

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: 12-Mar-2026

Report

Adj, 497, Penistone Road, Shelley, Huddersfield, HD8

Discharge of details reserved by conditions 4 (materials), 11 (boundaries), 12 (bin storage) on previous permission 2024/93278 for erection of detached dwelling with parking area partly shared with other properties and associated external works

Condition 4:

Notwithstanding the submitted details, development above slab/foundation level shall not commence until details of all external walling and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. No materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development. Reason: In the interests of visual amenity to accord with Policy LP 24 of the Kirklees Local Plan, The Kirklees Housebuilders Design Guide SPD and guidance contained within Chapter 12 of the National Planning Policy Framework.

Condition 11:

Notwithstanding the submitted plans and information, details of the position, height, and materials of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before any boundary treatments are first erected. The development shall then be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained. Reason: In the interest of visual amenity, in accordance with Policies LP24 and LP33 of the Local Plan as well as the aims of chapters 7 and 9 of the National Planning Policy Framework.

Condition 12:

Prior to development commencing on the superstructure of the dwelling hereby approved, details of suitable storage, bin presentation points and access for collection of wastes from the dwelling shall be 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. Reason: In the interest of visual amenity and highway safety, in accordance with Policies LP21 and LP24 of the Kirklees Local Plan.

Assessment 4

The following has been provided in support of condition 4:

- Discharge of conditions supporting documents

The application has been supported by a document which outlines that the walls would be constructed out of 40mm coursed natural stone supplied by PG Stone (Milnsbridge) and the roof will be finished with Estillo 15 Prime Blue Grey Natural Spanish Roof Slate 500mm x 250mm.

Officers have reviewed the proposal and character of the area. Properties in the wider vicinity are not uniform in appearance and buildings in the immediate building group appear to have stone slate roof tiles.

The development shall not be brought into use until the approved scheme has been completed. No materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.

Assessment Condition 11

The following detail have been provided in support of condition 11:

- Site Plan DWG:02 REV: A

The details provided have been reviewed and considered acceptable for the purpose of discharging condition 11. The development shall then be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.

Assessment Condition 12

The following details have been provided:

- Site Plan DWG:02 REV: A

The details provided which demonstrate the location of bin storage and collection points on site. The plans have been reviewed with KC Highways and have been considered acceptable. The approved details shall be provided before first occupation and shall be so retained thereafter

Decision notice text

Condition 4

The following has been provided in support of condition 4:

- Discharge of conditions supporting documents

The application has been supported by a document which outlines that the walls would be constructed out of 40mm coursed natural stone supplied by PG Stone (Milnsbridge) and the roof will be finished with Estillo 15 Prime Blue Grey Natural Spanish Roof Slate 500mm x 250mm.

Officers have reviewed the character of the area and understand that properties in the wider vicinity are not uniform in appearance and properties in the immediate building group appear to have stone slate roof tiles.

The development shall not be brought into use until the approved scheme has been completed. No materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.

Condition 11

The following detail have been provided in support of condition 11:

- Site Plan DWG:02 REV:A

The details provided have been reviewed and considered acceptable for the purpose of condition 11. The development shall then be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.

Condition 12

The following details have been provided:

- Site Plan DWG:02 REV:A

The details provided which demonstrate the location of bin storage and collection points on site. The plans have been reviewed with KC Highways and have been considered acceptable. The approved details shall be provided before first occupation and shall be so retained thereafter.