



Kirklees Council
Planning and Development Service
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Date: 12-Mar-2026
Our Ref: 2026/90110

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**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
Adj, 497, Penistone Road, Shelley, Huddersfield, HD8 8HY
Application Number: 2026/90110**

I write with reference to your application to discharge the conditions for the above development as submitted on 14-Jan-2026.

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

Yours faithfully

Mathias Franklin
Head of Planning and Development