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:	**2026/44/90390/W**
Site Address:	east of, Robledo, Beaumont Park Road, Beaumont Park, Huddersfield, HD4 5JT
Description:	Discharge of details reserved by conditions 3 (levels), 4 (materials), 5 (boundary treatment) on previous permission 2023/93576 for erection of detached dwelling
Recommending Officer:	John Holmes

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: 17-Mar-2026

DISCHARGE OF CONDITION - OFFICER REPORT

The applicant is seeking to discharge conditions 3, 4 and 5 from permission 2023/93576 which granted conditional full permission for the erection of a detached dwelling on 18th September 2025.

ASSESSMENT

The assessment is split between the relevant conditions and an assessment of the submitted scheme and whether they satisfy the informational requirements of the condition as well as are considered an acceptable scheme is undertaken as follows:

Condition 3

This condition states the following:

> *Development shall not commence until a scheme detailing the finished slab and floor levels of the dwelling hereby approved together with corresponding existing and finished ground levels related to Ordnance Datum or an identifiable temporary datum has been submitted to and approved in writing by the Local Planning Authority. The construction of the dwelling shall thereafter be carried out in accordance with the details so approved before the dwelling is first occupied and thereafter retained. Reason: In the interests of visual amenity and the amenity of neighbouring occupiers to accord with Policy LP24 of the Kirklees Local Plan, principle 6 of the Council's adopted Housebuilders Design Guide SPD and policies within Chapter 12 of the National Planning Policy Framework. This is a pre-commencement condition to ensure the ensuing development is undertaken in the interests of residential amenity of adjacent land and buildings and visual amenity.*

The scheme submitted to address this condition relates to the following:

- Drawing (100)06 titled 'Proposed slab and floor levels – conditions'

The submitted scheme details existing and proposed levels. This satisfies the information requirement of the condition.

The submitted scheme sets out that the levels would be largely the same or slightly less than that of the existing site (towards the front of the building) and would be approximately 2.5m higher (balcony level) than the existing floor level. The site is sloping topography which sees a requirement for some level of excavation / underbuild to achieve a level ground floor / subsequent construction.

The extent of works and the levels proposed are considered to ensure there would not be an excessive increase in land levels such that the development had a significant impact upon the amenity of neighbouring occupiers / the visual amenity of the locality.

The levels proposed are therefore considered to be acceptable and the scheme submitted to discharge condition no.3 is acceptable and suitable to enable the discharge of this condition.

Condition 4

This condition states the following:

> *Development above slab/foundation level shall not commence until details of all external materials including walls, roofs, doors, windows, surfacing, rainwater goods and colour finishes 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 and to accord with Policies LP2 and LP24 of the Kirklees Local Plan, principles 2 and 13 of the Council's adopted Housebuilders Design Guide SPD and policies within chapter 12 of the National Planning Policy Framework.*

The scheme submitted to address this condition relates to the following:

- Drawing (100)07 titled 'Proposed Materials Elevations – Conditions'
- Drawing 100)08 titled 'Proposed Surface Materials – Conditions'

The submitted scheme details all walls, roofs, doors, windows, surfacing, rainwater goods and colour finishes to be used. This satisfies the information requirement of the condition.

The submitted scheme would see a mix of soft landscaped lawns, tarmac (with decorative cobbled border) and outdoor tiles as the surface treatment which would be of a suitable mix throughout the site and acceptable colour finish. The roofs would be blue / grey welsh slate for pitched roofs and dark grey for the flat roof. This is considered to be acceptable for roof areas.

The dwelling would be complete in a mix of split face tumbled walling stone, grey render, and natural stone. All windows would be dark grey as would fascias, soffits and rainwater goods.

The mix of materials to the elevations is considered to be a suitable blend and would not see one predominant overall material to the frontage although a complimentary mix in relation to the street scene is considered to be proposed and when read in totality it is considered that the materials of construction would be suitable having regard to the predominant use of blue / grey welsh slate and locally sourced stone (abacus quarries, Homfirth).

It is therefore concluded that the scheme submitted to discharge condition no.4 is acceptable and this condition will be discharged by the construction of the development in the approved materials and their retention thereafter.

Condition 5

This condition states the following:

> *Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing the boundary treatment of the site has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the provision of holes and gaps to allow the movement of hedgehogs through the boundary treatment. The development shall not be brought into use until the works comprising the approved scheme have been completed. The scheme shall thereafter be retained and maintained for the lifetime of the development.*
> *Reason: In the interests of residential amenity of neighbouring occupiers, visual amenity and biodiversity to accord with Policies LP24 & LP30 of the Kirklees Local Plan, principles 5, 6 & 9 of the Council's adopted Housebuilders Design Guide SPD and Policies within Chapters 12 & 15 of the National Planning Policy Framework.*

The scheme submitted to address this condition relates to the following:

- Drawing (100)09 titled 'Proposed Boundary Treatment Plan – Conditions'

The submitted drawing details existing and new boundary treatments and location of hedgehog holes to be incorporated. This satisfies the information requirement of the condition.

Turning to the merits of the scheme submitted, the requirement for the condition is to ensure the impact upon residential amenity, visual amenity and biodiversity is acceptable. The scheme would allow movement of wildlife with sufficient and suitably placed wildlife access gaps (hedgehog holes).

There would be a retention of the existing boundary to the front of the site, landscaping to one side boundary and planting of further native species planting to another boundary. Nest boxes and provision of bat boxes are indicated upon the plan also. A 1.8m high fence between the neighbouring dwelling (no.11) and proposed dwelling would form part of the boundary treatment.

The overall mix of boundary treatments is considered suitable and would have an acceptable impact in relation to residential amenity, visual amenity and biodiversity. It is therefore concluded that The scheme submitted to discharge condition no.5 is acceptable and suitable to enable the discharge of this condition.

DECISION NOTICE TEXT

Condition 3

The scheme submitted to address this condition relates to the following:

- Drawing (100)06 titled ‘Proposed slab and floor levels – conditions’

The levels proposed are considered to be acceptable and the scheme submitted to discharge condition no.3 is acceptable and suitable to enable the discharge of this condition. It is a requirement of this condition that the development shall not be brought into use until the approved scheme has been completed.

Condition 4:

The scheme submitted to address this condition relates to the following:

- Drawing (100)07 titled ‘Proposed Materials Elevations – Conditions’
- Drawing 100)08 titled ‘Proposed Surface Materials – Conditions’

The scheme submitted to discharge condition no.4 is acceptable and suitable to enable the discharge of this condition. It is a requirement of this condition that 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 5:

The scheme submitted to address this condition relates to the following:

- Drawing (100)09 titled ‘Proposed Boundary Treatment Plan – Conditions’

The scheme submitted to discharge condition no.5 is acceptable and suitable to enable the discharge of this condition. It is a requirement of this condition that the development shall not be brought into use until the works comprising the approved scheme have been completed and retained thereafter.