

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:	2026/44/90948/W
Site Address:	The Hayloft, Highfield Gate Farm, Highfield Road, Slaithwaite, Huddersfield, HD7 5UT
Description:	Discharge of details reserved by conditions 4 (materials), 5 (windows and doors), 6 (boundary treatments) and 7 (landscaping) on previous permission 2024/90134 for demolition of existing dwelling and erection of one dwelling with associated parking and landscaping
Recommending Officer:	John Holmes

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 28-May-2026

DISCHARGE OF CONDITIONS

The merits of the application have previously been assessed under reference 2024/90134 and permission granted for the demolition of existing dwelling and erection of one dwelling with associated parking and landscaping.

The application is now seeking to discharge conditions 4 (materials), 5 (windows and doors), 6 (boundary treatments) and 7 (landscaping)

ASSESSMENT

Condition 4 – Materials

This condition states the following

Prior to construction of the superstructure hereby approved, details of all the external facing and roofing materials of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the dwelling shall be constructed in accordance with the approved details and retained as such.

Reason: *In the interests of visual amenity in accordance with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework. This is a pre-commencement condition as it is likely to impact on the construction methods.*

The following has been submitted:

- Document titled 'Condition discharge application' dated March 2026

Section 2 of the submitted document details that the walls will be faced with natural tumbled and dyed stone provided through a local quarry / supplier, Johnsons or similar. The roof will be an art stone grey slate supplied by Greys Roofing Products in Linthwaite, Huddersfield.

Images of the proposed materials of construction are provided. These are considered to demonstrate materials which will suitably integrate with the design ethos of the approved development and that of the wider locality given the countryside setting of the site.

It is therefore concluded that the submitted scheme is acceptable and recommended this condition be discharged.

Condition 5 – Windows and Doors

This condition states the following

No works to install new windows and doors shall take place until design details of all new windows and doors to be installed has been submitted to and approved in writing by the Local Planning Authority.

The development shall be completed in accordance with the approved details which shall be retained thereafter.

Reason: *In the interest of visual amenity and to accord with LP24 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework.*

The following has been submitted:

- Document titled 'Condition discharge application' dated March 2026

Section 3 of the submitted document details that the windows will be a UPVC timber effect window with flush casement. The front door will be a solid core composite construction. The design will be timber effect with vertical panelling. The bi-folding doors will be slimline aluminium.

Images of the proposed windows and doors are provided. These are considered to demonstrate window and door design(s) and material(s) which will suitably integrate with the design ethos of the approved development and that of the wider locality given the countryside setting of the site.

It is therefore recommended that condition no.5 be discharged on the basis of the submitted details.

Condition 6 – Boundary Treatment

This condition states the following

The development hereby approved shall not be brought into use until a scheme detailing all boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail the height, location and construction of all boundary treatment. The boundary treatments approved by this condition shall be completed prior to the development being brought into use and retained thereafter.

Reason: *In the interests of visual amenity and to accord with Policies LP24 of the Kirklees Local Plan and policies within Chapters 12 of the National Planning Policy Framework.*

The following has been submitted:

- Site plan drawing 03revE
- Document titled 'Condition discharge application' dated March 2026

The submitted scheme details the boundary of the site would consist of post and rail fencing which would be above a retaining wall that is to be faced in a dry stone wall materials. Drawing 03revE does make reference to use of timber vertical boarding for parts of the retaining wall which are to the rear of the dwelling. It is considered that the use of stone / timber for the facing material of retaining structures would suitably integrate into the landscape in

this case, having regard to the existing topography and development undertaken at the site already. The design of the post and rail fence is demonstrated in the submitted scheme which shows it would be a low level and open boundary treatment which follows the extent of the approved curtilage of the site.

It is therefore concluded that the submitted scheme is acceptable and that condition no.6 be discharged on this basis.

Condition 7 – Landscaping

This condition states the following

The development shall not be brought into use until a scheme detailing hard and soft landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail the surfacing for all areas to be hard landscaped. The scheme shall detail the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any variation. The areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.

Reason: *To ensure that there is a well laid out scheme of hard and soft landscaping in the interests of visual amenity to accord with LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

The following has been submitted:

- Site plan drawing 03revE
- Document titled 'Condition discharge application' dated March 2026

Section 5 of the submitted document sets out that the landscaping ethos is dictated due to the limited curtilage and topography. The identified approach to the landscaping is intended to be predominantly hard. The dwelling will be surrounded by a stone flagged patio, with the steep eastern slope being landscaped with large tiered boulders to form a rockery. There is an area to the front for a small lawn.

Whilst the phasing of the scheme is not set out in the submitted detail, on the basis it is provided within the 1st planting season following the development being brought into use it is considered the proposed landscaping sets out a suitable approach which will suitably integrate within the landscape. The

topography is such that it would be difficult for a lawned area to be provided, and the extent of curtilage is such that hard standing patio areas would not dominate the character of the building / locality given this is relatively limited. The use of hardstanding patio also ensures a usable amenity space.

It is therefore concluded that on the basis of the stipulation the scheme is implemented within the aforementioned timeframe, the proposal would have an acceptable impact in terms of proposed landscaping. The condition is therefore recommended to be discharged.

DECISION LETTER TEXT

Condition 4 – Materials

The following has been submitted:

- Document titled 'Condition discharge application' dated March 2026

The submitted details are considered sufficient to satisfy this condition which is therefore discharged. It is a requirement of this condition that the dwelling shall be constructed in accordance with the approved details and retained as such.

Condition 5 – Windows and Doors

The following has been submitted:

- Document titled 'Condition discharge application' dated March 2026

The submitted details are considered sufficient to satisfy this condition which is therefore discharged. It is a requirement of this condition that the development shall be completed in accordance with the approved details which shall be retained thereafter.

Condition 6 – Boundary Treatment

The following has been submitted:

- Site plan drawing 03revE
- Document titled 'Condition discharge application' dated March 2026

The submitted details are considered sufficient to satisfy this condition which is therefore discharged. It is a requirement of this condition that the boundary

treatments approved be completed prior to the development being brought into use and retained thereafter.

Condition 7 – Landscaping

The following has been submitted:

- Site plan drawing 03revE
- Document titled 'Condition discharge application' dated March 2026

The submitted details are considered sufficient to satisfy this condition which, on the basis it is completed within the 1st planting season following the development being brought into use, is therefore discharged. It is a requirement of this condition that the areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.