PLANNING STATEMENT

Proposed approval of details reserved by condition attached to grant of planning permission 2020/91066 for

Erection of detached dwelling with formation of new access

At

The Coach House, 18A Abbey Road, Shepley, Huddersfield HD8 8EP

1.0 INTRODUCTION

1.1 The application seeks approval of details in respect of Condition 3 (walling) and 4 (roofing).

2.0 PLANNING HISTORY

2.1 On 14 July 2021 the Council discharged various permissions attached to permission 2020/91066, including Conditions 3 and 4 (application 2020/93915)

2.2 There is to be no change to the details approved in respect of Conditions 8 and 13.

2,3 It should be noted that an application to vary Condition 2 (plans) is lodged with Council and awaiting determination (application 2026/90885).

3.0 THE PROPOSAL

3.1 It is now proposed to use walling and roofing materials different to those approved.

3.2 Hence this application.

3.3 The details are shown on the attached brochures and samples can be provided if required.

4.0 ASSESSMENT

4.1 It is considered that the proposed materials will ensure the satisfactory appearance of the development and thus accord with Policy LP 24 of the Kirklees Local Plan.

4.2 As such, it is considered that approval of the application should be granted.

Malcolm Sizer

Malcolm Sizer Planning Ltd.

June 2026