



Nigel Longshaw
A.J.COCKER ASSOCIATES
New Century House
176 Drake Street
Rochdale
OL16 1UP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00971/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (Materials) of planning permission 23/00500/HOUS (Single storey side extension following demolition of existing detached garage with the application of render to new elevations. Alterations to existing front porch, extension/resurfacing to existing driveway, boundary treatments including new timber fencing and bin store)
Location:	46 Hillside Walk, Rochdale, OL12 6ED,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials provided on the submitted drawing no. C413-02-B dated 29/08/2023 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services