



MR MARTIN ASHWORTH
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE, MILNROW
Rochdale
OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00419/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 22/01553/HOUS
Location:	20 Hillstone Avenue, Rochdale, Rochdale, OL12 6DX

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 on the single storey front extension until samples and / or full specification of materials to be used externally on the extension 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 letter ref: 22.2987 dated March 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