

April 2023

PLANNING PERMISSION 22/00530

FIRST FLOOR EXTENSION OVER
GARAGE

1 MOUNT PLEASANT,
CALDERBROOK RD,
LITTLEBOROUGH, OL15 9NE

SUBMISSION PURSUANT TO
CONDITION 3

1. INTRODUCTION

Planning History

The separate detached garage is permitted as consent 84-D17262, was granted April 1985 and is the building to which the proposed works are to be made. A copy of this consent has been provided at Appendix 1. This is a stone built single story detached garage with grey concrete roof tiles which sits back from the main elevation of the main dwelling and road frontage and is built into the surrounding ground such that its sides and rear elevation are from walls circa 0.5m above the garden then roof directly off this. The garage sits in its own plot and has a separate land title to the main dwelling.

On 22nd November 2022 approval was received for application 22/00530/Hous for a first-floor extension over the existing detached garage to form a home office.

Relevant Conditions

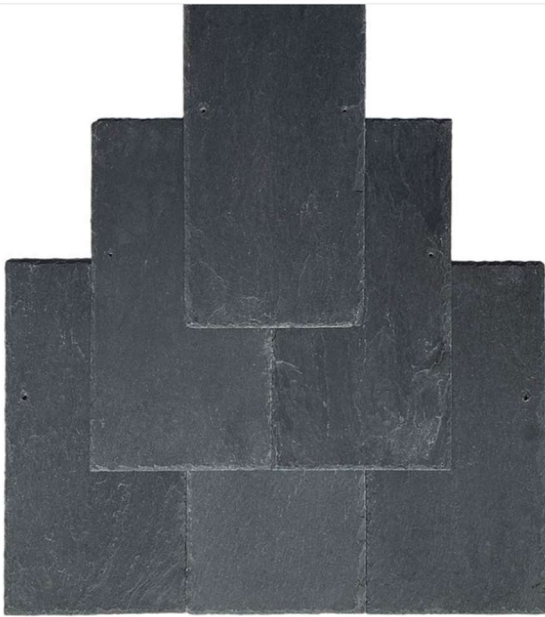
This submission has been made to comply with condition 3 of planning consent 22/00530/HOUS, condition 3 states:

“Notwithstanding any description of materials in the application no construction works shall take place 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, glazing and door. Development shall be carried out in accordance with the approved details.”

2. PROPOSED EXTERNAL MATERIALS

Roofing Materials

The building is currently roofed with concrete roofing tiles, it is proposed to finish the roof in grey slate roofing tiles of nominal 250mm x 500mm as pictured below. Slate will comply with BS EN 12326-1:2014 to A1, S1, W1 & T1 standards. Sample pictures are provided below.





Rooflights

The proposed rooflights will be of a conservation style, it is proposed to use one from the following list subject to supply and availability.

- VELUX GGL FK06 3570H Conservation Pine Laminated Centre Pivot Roof Window.
- VELUX GPL 3570H Conservation Pine Laminated Top Hung Roof Window

Sample data sheets have been provided at appendix 2 and external appearances are shown below. The windows will be externally finished black with clear glazing.



VELUX GGL MK06 3570



VELUX GPL 3570H

External Wall Materials

The proposed external wall materials will be natural stone sourced locally to give the best chance of a close match to the existing. The stone will be random coursed, cropped at 100/125mm nominal and will be tumbled. Sample photographs are provided below.



External Rear Entrance Door

The external door and frameset will be of timber construction and finished in oak externally. The door type will be a single door or stable type door either half glazed in a 6 x 2 panel finish or a 4 x 4 panel finish or a single central panel, subject to supply and availability. Sample photographs are provided below.



Front Circular Window

The front circular window will be an aluminium alloy frame with clear glazing finished in black to match the rooflights, the window will be internally beaded for security purposes and double-glazed units are drained to outside.



Appendix 1

Planning consent 84-D17262, see separate PDF file.

Appendix 2

Rooflight Datasheet, see separate PDF file.