



CHORLTON PLANNING LTD

Town Planning & Development Consultants

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY
CONDITIONS RELATING TO 17/00886/FUL**

Third Application - December 2023

**DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION
AND ERECTION OF NEW TWO STOREY REAR EXTENSION TO
PROVIDE 40 BEDROOMS, INCLUDING REALIGNMENT OF SITE
ACCESS AND FORMATION OF ADDITIONAL CAR PARKING
SPACES (RESUBMISSION OF 15/01457/FUL)**

**HIGHFIELD HOUSE CARE HOME, MANCHESTER ROAD,
HEYWOOD, OL10 2AN**

Discharge of Conditions Statement

Prepared by Chorlton Planning Ltd

On Behalf Of

Mr A. Spencer

**A:2096
December 2023**

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1.0 BACKGROUND

1.2 Planning permission for the demolition of an existing single storey rear extension and the erection of new two storey rear extension to provide 40 bedrooms, including realignment of site access and formation of additional car parking spaces was approved by the Council on 17th February 2021.

1.3 The approval is subject to ten conditions, three of which are pre-commencement conditions. These are conditions 3, 4 and 5.

1.4 An application to discharge the three conditions – Reference Number 22/01320/DOC - was submitted previously. The application was refused. However, it transpired that some of the documentation supplied with the application was not received by the Planning Case Officer and as such the application was refused without considering the full submission. Following the refusal, the Drainage and Ground Condition consultants have discussed the issues directly with the relevant Authorities to ensure that the respective issues have been fully addressed.

1.5 A further application to discharge the three conditions – Reference No. 23/00792/DOC – was submitted in July 2023. Conditions 4 and 5 were discharged but condition 3 was not.

2.0 CONDITION 3

2.1 Condition 3 states;

Notwithstanding any description of materials in the application, no development shall take place until samples or full details of all materials to be used on the external surfaces of the extension (including those used in the construction of any windows and doors) 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

2.2 The reason the application was not accepted are as follows;

Officer Response: The details submitted in, 'Discharge of Conditions Statement' in relation to condition 3 are not approved.

The Council's Conservation officer provided the following comments:

- ***Brick – please can the applicant provide a sample of the brick adjacent to the existing – we need to see if the match needs to be acceptable in terms of colour and dimensions. Is it proposed to match the existing brick bond or is a stretcher bond proposed?***
- ***The existing roof on the historic building appears to have a natural slate – can the applicant confirm this? If this is the case, a natural slate should also be used on the extension. The proposed concrete tiles are not supported.***

- *The use of UPVC is not ideal, but it is noted that there is some UPVC on the existing building. Subject to the above, being adequately addressed, the use of UPVC is likely to be acceptable in this instance.*
- *No details have been provided of the glazed link or doors.*
- *The use of sandstone for detailing is welcomed. Please can the applicant provide details of the sandstone proposed to be used.'*

The matters above would need to be addressed within a new Approval of Details application.

2.3 **Bricks.** The existing building is faced with red brick. The elevations of the proposed extension will be faced in brick to complement the existing. A sample of the brick will be made available on site for comparison, as requested. The architect has separated the main brick and slate extension from the host building by a lightweight glazed section. This gives the extension the appearance of being a free-standing structure. As it will be impossible to replicate the brickwork of the host building this avoids the old and new brickwork coming into close contact. The brick bonding of the host building is somewhat complex and in view of the above it is not thought necessary to try to replicate it. A normal stretcher bond is proposed although this can be changed if necessary. The main issue is that the colour and texture of the new brick should match the existing as close as possible.

2.4 **Band Course.** A smooth sandstone band course will be incorporated below the first floor windows with matching heads and cills to each window. Details of this will be provided within the next few days.



Smooth sandstone band course

2.5 **Roof.** The new roof will be laid with blue slate to match the existing. Samples can be provided if required.

2.7 **Glazed Link.** Details of the glazed link and doors will be provided within the next few days

2.6 **Windows**. The windows will be white upvc casement windows with a Georgian bar detail.



2.8 Further information can be provided if required.

Chorlton Planning Ltd
December 2023