ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Our ref: 19/00004/DOC
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Date: 26 February 2019

Mr Sharaz Hussain
2 Stamford Street
Rochdale
OL16 5DS

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00004/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 3 on planning permission 18/00227/FUL**
Location:	**140 Drake Street, Rochdale, OL16 1PS,**

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 works shall take place until samples and / or full specifications of materials to be used externally on the building 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 policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Information regarding the materials is required by the Local Planning Authority before any works are carried out, to ensure the development is visually acceptable.

Details of external finishes have been provided which include;

A photo of the existing render has been provided, no details/ samples of the proposed render including its finish, RAL colour has been provided.

The proposed Sandown red brick is considered acceptable - Sandown - Class B Engineer (8B372).

The UPVC window frames coloured RAL 7037 are acceptable.

No details of doors have been provided.

The proposed Marley modern tiles for the roof are not acceptable to this extension; the existing roof is finished in slate.

Further details of rainwater goods needs to be provided, the information provided is insufficient.

Given the details above, the information submitted is insufficient whilst some of the material proposed are unacceptable, therefore the condition is NOT discharged.

Yours faithfully,



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Signed on behalf of the Council