

From: Bob Melling
Sent: 03 May 2023 11:52:33
To: 'Gregory Oldham'
Cc:
Subject: 23/00278/DOC - 8 Hanley Close
Attachments: 23-00278.pdf

Dear Mr Oldham,

Please find attached decision.

Kind regards,

Bob Melling
Assistant Planning Officer
Planning & Development



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 bob.melling@rochdale.gov.uk

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Mr Gregory Oldham
Spence & Oldham Architects Ltd
25
Cosgrove Crescent
Failsworth
M35 0JX

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00278/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 on planning permission
	23/00021/HOUS
Location:	8 Hanley Close, Middleton, Rochdale, M24 1PE

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.

Details of the following materials have been submitted and have been considered.

The materials are as follows:

73mm weathered red brick to plinths. This material is acceptable.
K Rend Silicone FT Render White to external walls. This material is acceptable.
Marley Modern Duo colour smooth grey roof tiles to existing and proposed roofs and cheek walls of dormer window extensions. This material is acceptable.
External casement windows throughout to be uPVC framed, to RAL 7016 Anthracite Grey. This material is acceptable.
PVU-U fascias and soffits, colour: RAL 7016 Anthracite Grey. This material is acceptable.
Composite traditional styled front and rear doors with vision panels, colour to be RAL 7016 Anthracite Grey to match windows, image for colour and material reference only, design TBC. This material is acceptable.

Aluminium frame bi-folding doors, fully glazed with RAL 7016 Anthracite Grey frames.
This material is acceptable.

Subject to the development being constructed in the above materials, the
requirements of condition 3 are satisfied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services