



PLANNING AND DEVELOPMENT

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Mr Tony Dust
P A Dust Architect
1 Spring Mill Spring Street
Uppermill
Oldham
OL3 6AJ
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
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Application No:	24/00896/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (material samples) on planning permission 24/00349/HOUS
Location:	25 Hursted Road, Milnrow, Rochdale, OL16 3JS

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 specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the materials used in the construction of the exterior of the development shall be in red brick and natural slate and match those used in the construction of the exterior of the existing building in colour, form, type, size and texture. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The proposed materials comprising “Carlton Heather Sandface 73mm Brick”, “Marley Monarch roof tiles” and “Anthracite uPVC windows and doors” are acceptable. The development shall be carried out in accordance with these materials to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services