



Mr Malcolm Percy
Building Design and Planning Consultancy
5 Chorley Green Farm Barns
Nantwich Road
Chorley Green
Nantwich
CW5 8JR
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01259/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 on planning permission
	21/00504/FUL
Location:	62 Spotland Road, Rochdale, Rochdale, OL12 6PQ

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 4 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights and detailed design of the window and door reveals, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The door "Wickes Euramax 6 Panel Composite Door" in black and rooflight "Velux Roof Window" in black is accepted. Only the approved details shall be used in the construction of the development.

A further submission will be required in the event that windows are required to be replaced.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services