



STEVE SHIELS
SHIELS DESIGN LTD
19 Lane Drive
Grotton
OL4 5QZ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01330/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 20/00910/HOUS
Location:	32 Somerset Grove, Rochdale, Rochdale, OL11 5YS

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. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: To protect the setting of the adjacent 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 materials comprising "Crest Planum Roof Tile" in Grey, "Ibstock Tradesman Heather Brick" in Brown, "KREND Silicone Render" in White, UPVC windows and doors in RAL7016 Anthracite Grey and Aluminium bifolding doors in RAL7016 Anthracite Grey.

Only the approved materials shall be used in the construction of the approved development in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services