



Mr Hugh Fish
Progress in Practice
Suite 2 Stanley House
19-23 Croftsbank Road
Urmston
Greater Manchester
M41 0TZ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00274/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials) and 4 (window detail) on planning permission 22/00964/FUL
Location:	12 Northdene Drive, Rochdale, OL11 5NH

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 buildings 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 prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Officer Response:

The details of materials provided on "Proposed Elevations 1 of 2" and "Proposed Elevations 2 of 2" dated 11th November 2022 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 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: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The submitted drawings:

21012-PIP-XX-XX-DR-A-31-0101-P02 Window Seat Details dated 27th January 2023
21012-PIP-XX-XX-DR-A-31-0102 P02 Typical Tilt-turn Window Details dated 27th January 2023
21012-PIP-XX-XX-DR-A-31-1012 -P02 Front Door Details dated 27th January 2023
21012-PIP-XX-XX-DR-A-31-1102-P02 -Sliding Door Details dated 27th January 2023
21012-PIP-ZZ-XX-DR-A-31-0001-P04 Window Types 1 of 2 dated 11th November 2022
21012-PIP-ZZ-XX-DR-A-31-0002-P04 Window Types 2 of 2 dated 11th November 2022
21012-PIP-ZZ-XX-DR-A-31-1001-P04 External Door Types 1 of 2 dated 11th November 2022
21012-PIP-ZZ-XX-DR-A-31-1002-P04 External Door Types 2 of 2 dated 11th November 2022
21012-PIP-ZZ-XX-DR-A-37-0001-P03 Rooflight Types dated 11th November 2022

are acceptable. The development shall be carried out in accordance with these drawings comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services