



Redside Capital Resources Ltd
10a
Goose Green
Altrincham
Cheshire
WA14 1DW
England

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00018/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with condition 6 (window cill and lintel) on planning permission 22/00523/FUL
Location:	Moss Lodge , Kings Road, Rochdale, OL16 5HW

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

Conditions and Reasons:

- 6 Details of the windows to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such windows are installed. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening together with any finished treatment. The windows shall be installed in accordance with the approved details before the development is first brought into use and thereafter so maintained.

Reason: 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 National Planning Policy Framework.

Officer comments: The condition has not been fully satisfied.

Whilst a cross section drawing has been provided, a longitudinal elevation drawing (at a scale of not less than 1:20) indicating the details of the window, cill and lintel has not. Additionally, details of the means of opening have not been provided. As such, insufficient information has been provided to fully satisfy the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services