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Date: 19 December 2023

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/01286/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (materials roof tiles) on planning permission 23/00933/HOUS
Location:	375 Boarshaw Road, Middleton, Rochdale, M24 2PN

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 of materials in drawing no. AP008. Revision C no above ground construction works shall take place until samples and / or full specification of the slate effect roof tiles and uPVC window frames 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: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Details of the following materials have been submitted and have been considered.

The materials are as follows:

- Marley Modern roof tile in smooth grey finish. **This material is acceptable.**
- UPVC casement window frames in dark grey colour (Anthracite). Product Rehau Total 70. **This material is acceptable.**

Subject to the development being constructed in the above materials, the requirements of condition 4 are satisfied.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services