

From: Bob Melling
Sent: 17 August 2023 16:12:25
To: Stephen Wroe
Cc:
Subject: 23/00761/DOC - 56 Gloucester Avenue
Attachments: 23-00761.pdf

Dear Stephen,

Please find attached the decision for the above application.

Kind Regards,

Bob Melling
Assistant Planning Officer
Planning & Development



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Wroe
18 Monmouth Street
Manchester
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00761/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 23/00338/HOUS
Location:	56 Gloucester Avenue, Heywood, Rochdale, OL10 2PY

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 the red brick show on drawing no. 044ROC-105B to be used externally on the building(s) has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the material. 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.

Decision: Details of the following materials have been submitted and have been considered:

Wienerberger Kempley Antique, manufactured by Wienerberger, frogged facing brick that is red / multi in colour with a light texture.

This material would not result in a satisfactory standard of visual appearance; notably along Gloucester Road, as it would not be an adequate match for the host dwelling or surrounding street scene. The proposed Wienerberger Kempley Antique brickwork is therefore not approved.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services