



PLANNING AND DEVELOPMENT

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Date: 11 June 2024

Mr Joshua Webb
WSP
8 First Street
Manchester
M15 4RP
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00198/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials), 4 (window and door spec) and 6 (boundary treatment) on planning permission 22/01177/FUL
Location:	Land Off Mossylea Close, Middleton, Rochdale,

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. For the avoidance of doubt this shall include, grey roof tiles, red facing brick, a contrasting brick and grey UPVC windows. Such details shall include the type, colour and texture of the materials. The 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.

An external finishes schedule has been submitted and a site visit has taken place to view the proposed bricks. The materials submitted, as listed below are considered to be acceptable.

1. Main Facing Brick - Flamborough Gold
2. Contrast facing brick - Worlds Minster Blend
3. Brick wall to the entrance - Worlds Minster Blend
4. Other boundary walls - Flamborough Gold
5. Brick to DPC - Red Engineering Brick (in accordance with the details outlined in the submitted schedule)
4. Fascias and Soffits - Black UPVC
5. Roof tiles - Marley Modern
6. Ridge tiles - Forticrete vented ridge
7. Dry verge - continue dry verge in black
8. Gutters and downpipes - square gutters and downspouts in black
9. Windows - UPVC cements in Anthracite Grey Smooth

10. Front entrance door - Anthracite Grey GRP composite door

Subject to construction in accordance with the approved details, the requirements of condition 3 are satisfied.

The submitted schedule also include solar panels. Solar panels were not however included on the approved plans and as such, separate planning permission will be required for the installation of solar panels.

- 4 No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Window and door specification has been provided on the following drawings:

- Window Details - Sheet 1 of 4, Drawing no. 9807_DETAIL_001
- Window Details - Sheet 2 of 4, Drawing no. 9807_DETAIL_002
- Window Details - Sheet 3 of 4, Drawing no. 9807_DETAIL_003
- Window Details - Sheet 4 of 4, Drawing no. 9807_DETAIL_004
- Front Entrance Door Details, Drawing no. 9807_DETAIL_005
- French Door Details, Drawing no. 9807_DETAIL_006
- Typical Door Details, Drawing no. 9807_DETAIL_007

These details are acceptable and subject to installation in accordance with the above drawings, the requirements of condition 4 are satisfied.

- 6 Notwithstanding the details shown on drawing no. 03 Rev A (Boundary Treatment Layout) no above ground works shall take place until full details of the boundary treatments of the site have been submitted to and approved in writing with the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to first occupation of each dwelling and retained thereafter.

Reason: In the interests of visual and residential amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Boundary treatment details are provided on the following drawings:

- Boundary Treatment Details, Drawing no. 07, dated 01.12.2023
- Boundary Treatment Layout. Drawing no. 03 rev B, dated July 2022

Boundary wall materials have been considered under condition 3.

Subject to construction in accordance with the above plans and the materials approved under condition 3, the requirements of condition 6 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services

