ROCHDALE BOROUGH COUNCIL

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Our ref: 20/01594/DOC
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Date: 3 March 2021

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01594/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 3 (materials), 4 (window and door details), 5 (boundary details) and 6 (private parking areas) on planning permission 19/01050/FUL**
Location:	**Spring Inn, Broad Lane, Rochdale, OL16 4PR**

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 the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of materials 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with the requirements of Policies SO3, P3 and DM1 of the adopted Rochdale Core Strategy and Sections 12 and 15 of the National Planning Policy Framework.

Officer response;

The details of materials provided in the submitted document 'Material specification' are considered acceptable. Only the materials so approved shall be used. This condition is therefore satisfied.

4 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until details of all windows and doors (including their materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before the dwellings hereby approved are first occupied and the approved detached garage is first brought into use. They shall thereafter be retained as such at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the site and its surroundings in the interests of visual amenity in accordance with the requirements of Policies SO3, P3 and DM1 of the adopted Rochdale Core Strategy and Sections 12 and 15 of the National Planning Policy Framework.

Officer response:

Some details of the windows and doors have been provided under submitted document 'Material specification'. However, no exact design details of the windows and doors have been submitted. Details of the opening profile of the windows, and exact colour specification of the doors should also be provided.

This condition is not therefore satisfied.

5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place on any plot until details of the siting, height, design, materials and finish of boundary treatments for that plot have been submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to ensure adequate levels of privacy between neighbouring dwellings in the interests of the amenity of future occupiers in accordance with the requirements of Policies SO3, P3 and DM1 of the adopted Rochdale Core Strategy and Sections 12 and 15 of the National Planning Policy Framework.

Officer response;

The details of boundary treatments provided on submitted Plan 'Site Section and Boundary Detail referenced '3433.8 Rev A' are considered acceptable. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

This condition is therefore satisfied.

6 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until a specification for the design and construction of all private parking areas, including provision for the drainage of surface water from them, shall be submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the approved details before each associated dwelling is first occupied, and retained thereafter for the parking of vehicles.

Reason: In order to ensure there is adequate provision for vehicles to be parked clear of the highway and to ensure the suitable disposal of surface water in order to comply with the requirements of Policy DM1, P3 and T2 of the adopted Rochdale Core Strategy.

Officer response:

The submission does not include a drawing. The applicant has provided written text in a 'Spec doc': Driveways & Parking -Marshalls permeable block paving in Drivesys original cobble in Iron Grey and Canvas with 1 block Basalt perimeter border.

To satisfy this condition, the Applicant should:-

a) submit an up-to-date plan showing the areas that will use the Marshalls permeable block paving and those areas that include permeable tarmac (this was shown on the 2015 drawing).

b) show a cross-section of the paving including the open graded sub base. The cross section needs to indicate the depth of the open graded sub-base and requirements re. geotextile.

Given the above this condition is not satisfied.

Yours faithfully,



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Signed on behalf of the Council