ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Our ref: 20/01375/DOC
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Date: 20 November 2020

MRS LOUISE BUCHAN
33, Hutchinson Road
Rochdale
OL11 5TX

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**20/01375/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with 3 (Materials) and 4 (Driveway Details) of planning permission 20/00918/HOUS**
Location:	**33 Hutchinson Road, Rochdale, OL11 5TX**

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 specifications 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. Development shall be carried out in accordance with the approved details.

Reason: To protect the setting of the adjacent heritage assets and 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.

Decision: The materials details provided on Materials Schedule recieved on 09/11/2020 are approved. To comply with the requirements of the condition, only these materials shall be used on the external surfaces of the development.

4 The enlarged dwelling hereby approved, shall not be brought into use until samples and / or full specifications of materials to be used in the surfacing of the new parkling area shown on the approval plan have been submitted to and approved in writing by the Local Planning Authority. These works shall also include for measures to ensure that surface water does not drain onto the adjoining highway. 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 the interests of visual amenity and highway safety 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.

Decision: The proposed driveway surfacing material comprising of Permeable Marshalls Blockpaving is approved. To comply with the requirements of the condition, only this materials shall be used to surface the driveway unless otherwise agreed in writing by the Local Planning Authority.

Yours faithfully,



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Signed on behalf of the Council