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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00412/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (obscure glazing), 4 (materials), 5 (materials windows and doors), 6 (materials roof), and 7 (material rain water goods) on planning permission 21/00516/HOUS
Location:	2 Ealees, Littleborough, Rochdale, OL15 0HJ

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 provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows in the first floor on the side elevation facing 1 Ealees shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of windows provided on the submitted document titled "Discharge of Conditions: 2 Ealees, Littleborough Rev. A_July23" dated 07/2023 and "Window and Door Elevation" Drawing No. 20-070-320 Rev. A dated 12/07/2023 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 4 Prior to any above ground development full product specification of the materials to be used for the construction of the external walls of the extension hereby approved shall be submitted to and approved in writing. For the avoidance of doubt, details of the masonry and mortar shall be submitted. The development shall thereafter be constructed in accordance with the approved material specification and be retained thereafter.

Reason: In the interest of visual amenity and to protect the significance of the host non-designated heritage asset and the adjoining designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials provided on the submitted document titled “Discharge of Conditions: 2 Ealees, Littleborough Rev. A_July23” dated 07/2023, “Proposed Plans” Drawing No. 20-070-410 Rev. A dated 19/04/2023, “Proposed Roof Plan” Drawing No. 20-070-411 Rev. A dated 19/04/2023, “Proposed Section” Drawing No. 20-070-430 Rev. A dated 18/04/2023, and “Proposed Section” Drawing No. 20-070-431 Rev. A dated 19/04/2023 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 5 Prior to their first installation full product specifications for all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the specification shall include detailed elevation and cross section drawings and material type and colour. The development shall thereafter be undertaken in accordance with the approved specification and retained thereafter.

Reason: In the interest of visual amenity and to protect the significance of the host non-designated heritage asset and the adjoining designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of windows and doors provided on the submitted document titled “Discharge of Conditions: 2 Ealees, Littleborough Rev. A_July23” dated 07/2023, “Window and Door Elevation” Drawing No. 20-070-320 Rev. A dated 12/07/2023, and “Window and Door Section” Drawing No. 20-070-330 dated 07/2023 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 6 Prior to any above ground development full product specification of the materials to be used for the construction of the roof of the extension hereby approved shall be submitted to and approved in writing. For the avoidance of doubt, details of the slate and lead detailing shall be submitted. The development shall thereafter be constructed in accordance with the approved material specification and be retained thereafter.

Reason: In the interest of visual amenity and to protect the significance of the host non-designated heritage asset and the adjoining designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials provided on the submitted document titled “Discharge of Conditions: 2 Ealees, Littleborough Rev. A_July23” dated 07/ 2023, “Proposed Plans” Drawing No. 20-070-410 Rev. A dated 19/04/2023, “Proposed Roof Plan” Drawing No. 20-070-411 Rev. A dated 19/04/2023, “Proposed Section” Drawing No. 20-070-430 Rev. A dated 18/04/2023, and “Proposed Section” Drawing No. 20-070-431 Rev. A dated 19/04/2023 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 7 Prior to any above ground development full product specification of the materials to be used for the rain water goods, soffits and fascia's of the extension hereby approved shall be submitted to and approved in writing. The development shall thereafter be constructed in accordance with the approved material specification and be retained thereafter.

Reason: In the interest of visual amenity and to protect the significance of the host non-designated heritage asset and the adjoining designated heritage asset and to

accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials provided on the submitted document titled “Discharge of Conditions: 2 Ealees, Littleborough Rev. A_July23” dated July 2023 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services