

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: SK

Application No:	3/2013/0147
Development Proposed:	Application to discharge condition no. 4 (materials) of planning permission 3/2010/092P.

CONSULTATIONS: Parish/Town Council

N/A

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations

N/A

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.

Core Strategy 2008 – 2082 – a Local Plan for Ribble Valley Regulation 19/22 Consultation Draft

Policy DMG1 – General Considerations.

Policy DME2 – Landscape and Townscape Protection.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Consent is sought for the discharge of condition 4 (Materials) attached to planning permission 3/2010/092P.

Details have been submitted in respect of the proposed facing brick, interlocking roof tile, render finish and paving materials as follows:

- Crofters Medley Red Faced Multi
- Grampian grey interlocking roof-tile
- K-Rend silicon thin coat render, colour "Wheaten"
- Marshalls concrete Perfecta Paving "Natural"

Materials proposed are felt to be appropriate given character and materials palette found within the immediate vicinity of the proposed development.

Officer Notes:**01-03-13:**

Site visit undertaken to view sample panel of proposed brick and view roof tile on site.

SUMMARY OF REASONS FOR APPROVAL:

I consider the materials as detailed on the submitted information, acceptable in terms of their relationship with the wider and immediate context.

RECOMMENDATION: Approve.