

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT – DISCHARGE OF CONDITIONS

Ref: JW/EL

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| Application No: | 3/2012/0545/P |
| Development Proposed: | Application for partial discharge of condition in relation to walling and roofing materials for units 1-4 on planning permission 3/2009/0399 which was for the erection of 11 dwellings of which 5 affordable and 6 market housing at Kirklands, Chipping |

CONSULTATIONS: Parish/Town Council

N/A

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations.

N/A

RELEVANT POLICIES:

N/A

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

This proposal seeks detailed consent for discharge of the materials condition and specifically in relation to the walling and roofing. The site itself is within a prominent location of Chipping Conservation Area and in the immediate vicinity there is a mixture of dark grey rendered and light rendered properties as well as natural stone. The adjacent Chipping Village Hall comprise a mixture of a light coloured render with stone and blue slate roof. The proposed roofing is either to be Chinese or Brazilian slate of a blue colour of which it is proposed to be acceptable in this instance. It is particularly the case as the building is in essence a three storey construction so the roofing is of less prominence at low level. The units comprise a mixture of stone and render and the stone has previously been exempted and the sample submitted relates well to the adjacent properties. The applicant has suggested a combination of render which is of the Krend and has indicated a powder blue, buttermilk or green. I am of the opinion that the powder blue and green although they would offer a contrast is not one readily used in the locality and consider that a more traditional colour of either a buttermilk or ivory is more appropriate. Although the buttermilk would be of a light colour I consider this is acceptable in this instance.

SUMMARY OF REASONS FOR APPROVAL:

N/A

RECOMMENDATION: That condition 3 be partially discharged as it relates to walling and roofing materials.

Our Ref: MCS/M3792/D

Date: 25th March 2015

320150276P

RE: APPROVAL REF 3/2009/0399 CONDITIONS

Condition 3,

We propose to use materials as used on the section of the site already constructed, this was partially discharged in application ref 3/2012/0545/P, we presume this will be acceptable. (copy enclosed)

List of materials;

150mm coursed pitch faced stone to be from Keystone Salterford
Window surrounds and heads to doors to be smooth faced.

Render, through colour K Rend Silicon RT colour buttermilk.

Roof slates, supplied by ENSOR Building Products 01254 52244
Sobrano Riven 20x10 Blue Grey.