

Discharge Conditions Application – Application

Ref 3/2016/0223

Date 16th February 2017

Condition 3

Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the local authority before their use in the proposed works.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

The masonry to the extension will reuse the stone that will be spare following the demolition of garden wall and alterations to the front and rear of the property. The only new stone required will be sandstone quoins. These will all match the existing.



Front Elevation: Hatch area of stone to be reused.



Rear Elevation: Hatch area of stone to be reused.



Garden Wall: Hatch area of stone to be reused.

stanton andrews
44 york street
clitheroe
BB7 2DL

registered in england and wales 06025300
VAT number 896816262

T 01200 444490
E mail@stantonandrews.co.uk
W stantonandrews.co.uk



Garden Wall: Hatch area of stone to be reused.

Condition 4

Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) including details of any changes of level or landform and the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

REASON: In the interests of the amenity of the area and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

See attached Site Plan: T100 rev.G.

Condition 5

Prior to the commencement of the development, section details at a scale of no less than 1:20 of the proposed door framing and glazing shall have been submitted to and approved by the Local Authority. The development shall be carried out in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies SMG1, EN2 and DME2 of the Ribble Valley Core Strategy.

See attached drawings of Window and Door Schedule: T300, T301, T302 and T303.

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