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SUNDERLAND PEACOCK

ARCHITECTS
SURVEYORS

**APPROVAL OF DETAILS
RESERVED BY CONDITION**

IN CONNECTION WITH THE PROPOSED SINGLE STOREY
EXTENSION TO 18 MEARLEY SYKE, CLITHEROE, LANCASHIRE,
BB7 1JG

FOR

MR AND MRS McCULLOCH
18 MEARLEY SYKE
CLITHEROE
LANCASHIRE
BB7 1JG

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1.0 Introduction

Sunderland Peacock and Associates Ltd have been instructed by our clients, Mr and Mrs McCulloch to prepare a report for the approval of details reserved by condition in connection with planning approval 3/2017/0964 for the proposed erection of a single storey side extension to 18 Mearley Syke, Clitheroe, Lancashire, BB7 1JG.

The report aims to provide the required information where possible, combined with agreeing matters on-site between Sunderland Peacock & Associates Ltd (SPA) and Ribble Valley Borough Council (RVBC) in order to discharge planning condition No. 3 of the above approval.

2.0 Approval of Conditions to be discharges

2.1 Condition No. 3

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

ROOF MATERIAL



PL01: Existing roof covering to the dwelling.

The proposed roof covering is to consist of concrete interlocking tiles to match existing in size and colour. White uPVC soffit and fascia boards are to match those of the existing house. Samples of roof

tiles are to be provided by the principal contractor to the local authority planning case officer (RVBC) for inspection and approval on site prior to works commencing.

WALLING MATERIAL



PL02: Existing walling materials to the dwelling.

The proposed walling materials are to consist of facing brickwork to match the existing dwelling, with stone quoins, heads and cills to match the existing front elevation of the property in terms of colour size and detailing. Samples of all walling materials are to be provided by the principal contractor to the local authority planning case officer (RVBC) for inspection and approval on site prior to works commencing.

RAINWATER GOODS



PL03: Existing rainwater goods to the dwelling.

The proposed rainwater goods are to consist of uPVC gutters and down pipes to match this of the existing dwelling in colour, size and profile. Samples of all rainwater goods are to be provided by the principal contractor to the local authority planning case officer (RVBC) for inspection and approval on site prior to works commencing.

WINDOWS



PL04: Existing uPVC double glazed windows to the dwelling.

The proposed windows are to consist of white uPVC double glazed windows to match the existing windows to the dwelling. Samples of all windows are to be provided by the principal contractor to the local authority planning case officer (RVBC) for inspection and approval on site prior to works commencing.

3.0 Conclusion

For each planning condition previously stated we have provided the additional details as requested on that of the planning approval ref: 3/2017/0964 so that these conditions may be approved and discharged by the Local Planning Authority.

All sample materials will be sourced by the Principal Contractor (upon appointment) and presented on-site for review by the Project Architect (SPA) and approval by the Local Planning Authority (RVBC planning case officer).

Formal/full discharge of each planning condition can then be confirmed via exchange of written confirmation once the matters relating to each condition have been agreed between the parties.