

APPROVAL OF DETAILS RESERVED BY CONDITION

IN CONNECTION WITH

PROPOSED DWELLING

AT

PADDOCK GATE

14 WISWELL LANE

WHALLEY

LANCASHIRE

BB7 9AF



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

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INTRODUCTION

Sunderland Peacock and Associates have been instructed by the applicant to prepare this report for the approval of details reserved by condition in connection with Planning Approval App No. 3/2020/0093 in connection with the proposed works at Paddock Gate, 14 Wiswell Lane, Whalley, Lancashire, BB7 9AF

The report aims to provide the required information where possible, combined with agreeing matters on-site between Sunderland Peacock & Associates Ltd (SPA), the applicant and Ribble Valley Borough Council (RVBC) in order to discharge Planning Conditions 3, 4, 6, 10 and 12 respectively.

CONDITION NO.3

Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

The approved materials shall be implemented within the development in strict 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.

WALL FINISH:

Natural stonework to front entrance porch and stone plinth to external walls:

100mm on bed cropped natural stonework to front entrance porch and wall plinth to match existing dwelling in colour, coursing and finish. Stonework to be random coursing and to include jumpers with semi recessed and brushed mortar joints.



K rend finish to external blockwork:

External walls to finished in K-Rend Silicon FT external wall render system with white fine texture finish.

Under coat with K Rend standard UF base, thickness 10mm (with alkali resistant reinforcing mesh applied as per manufacturers guidance) lightly scratch. Final coat K-Rend Silicone FT 10 to 12mm applied by hand. All to be carried out by specialist approved K-Rend contractor.

**ROOF FINISH:**

Roof to be finished using best grade blue / grey slates with a nominal thickness of 5mm-9mm and medium riven texture / finish. Slates to be double nail fixed to roof structure using copper nails.

**RAINWATER GOODS:**

Marley Clip-Master uPVC half round gutter system (or equivalent).

Gutter (RGC3) 112mm wide supplied in 3m sections, complete with union brackets, fascia brackets, running outlets, stop ends and 90-degree angles where required.

68mm diameter uPVC downpipe fixed back to external wall with complete with sockets and clips.

All components to be coloured black.



WINDOWS AND DOORS:

Windows and doors to be in uPVC with anthracite grey finish. All to be complete with weather seals and doors to have level access thresholds.

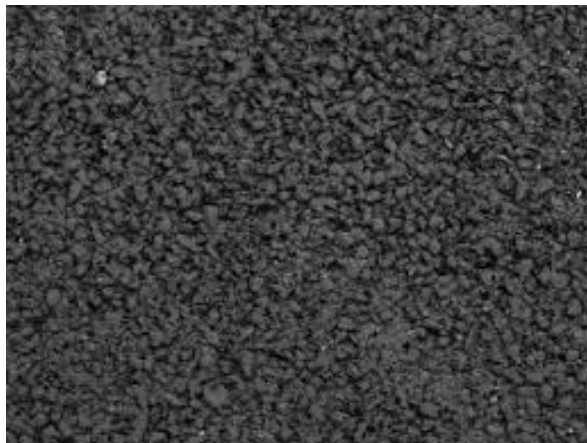


PAVING FLAGS:

50mm natural Indian stone paving to external patios pathwys. Paving laid to 1 in 60 fall away from house on 40mm 6:1 grit sand / cement bed on 100mm well consolidated base of MOT 1 material on 1 no layer Terram geotextile membrane. 4:1 sand / cement mortar pointing to joints. Colour to be to client's specification.

**TARMAC:**

Proposed driveway is to be finished in tarmac to match existing.

**CONDITION NO.4**

Details of the construction and design of external refuse recycling/bin store shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be made available for use before the development hereby approved is first occupied and retained thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity.

Please refer to Sunderland Peacock Drawing Ref: 5876 - 09

CONDITION NO.6

Full details of 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 before their use in the proposed development.

All fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: In the interests of the amenity of the area.

Please refer to Sunderland Peacock Drawing Ref: 5876 – 08 and 5876 - 11

CONDITION NO.10

Details of the provisions to be made for artificial bat roosting (in the form of bricks/tiles/boxes) have been submitted, and approved by the local planning authority prior to any above ground works. The details shall identify the actual wall and roof elevations into which the above provisions shall be incorporated. These shall be incorporated into the building during the actual construction and before the development is first brought into use, and shall be permanently maintained and retained at all times thereafter.

Please refer to Sunderland Peacock Drawing Ref: 5876 - 10

CONDITION NO. 12

No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

Please refer to Sunderland Peacock Drawing Ref: 5876 - 11