

Eaves Hall, Moor Lane, West Bradford, BB7 3JG

This document provides the submission of material samples to remove Condition 3 attached to planning permission re. 3/2020/05444 at Eaves Hall, Moor Lane, West Bradford, BB7 3JG.

Condition 3 details *“Notwithstanding the submitted details, precise specifications or samples of external facing and roofing materials shall have been approved before their use in the proposed development. The materials shall be implemented within the development in strict accordance with the approved details submitted to and approved by the Local Planning Authority.”*

As part of the original planning application, physical material samples of the timber shingle were provided to the LPA. However, since the planning application, the appellant has placed five of the eco-lodges in situ on the site. Therefore, it is considered that the materials can be viewed in context during the site visit, to assess their appropriateness.

Notwithstanding this, Figure 1 below demonstrates the proposed materials, which comprises of:

- **Roof/walls:** Spruce shingles/ 3 layers, 6mm
- **Floor:** PVC flooring
- **Windows:** PVC double glazed / Grey frame



Figure 1: Proposed Materials – Eco Lodge

It is considered that the information provided and the ability to view the lodges in situ on the site during the site visit is sufficient to assess whether the materials are acceptable, and Condition 3 can be removed from planning permission ref. 3/2020/0544.