

Dear Planning Officer,

Please find enclosed the information, supporting drawings and photographs submitted to discharge Conditions 3, 4, 5, 6 and 7 of planning permission 3/2026/0209.

The materials and design details have been carefully selected to preserve the character of the existing dwelling and ensure the development remains sympathetic to its rural setting within the Forest of Bowland AONB. The proposals use natural stone, slate, traditional boundary forms, conservation-style rooflights and informal landscaping to reflect the local rural character.

Aluminium flush-casement windows and doors are proposed, reflecting the appearance shown on the approved drawings and providing a durable, visually appropriate solution for this exposed location.

We trust the information provided, together with the accompanying plans and photographs, is sufficient to enable the conditions to be discharged. We would be pleased to provide any further clarification if required.

Kind regards, Michelle Dixon

DISCHARGE OF CONDITIONS – FINAL SUBMISSION DOCUMENT

Application Reference: 3/2026/0209 **Site:** Higher Edge Farm, Tinklers Lane, Slaidburn, BB7 4TP **Applicant:** Michelle Dixon

Condition 3 – External Materials

The external walling will be constructed predominantly in **natural stone**, matching the existing dwelling in colour, texture and coursing. This ensures the extensions read as a coherent and sympathetic addition to the original building and reflect the traditional materials characteristic of the Forest of Bowland AONB.

Mortar joints will be **flush and lightly brushed**, consistent with local vernacular buildings and avoiding a stark or overly modern appearance.

A small, subservient area of **vertical timber cladding** will be incorporated on the gable end only. The cladding will cover a maximum of **50%** of that gable elevation, with the remaining **50% retained as original stone** to maintain a balanced and sympathetic appearance. When considered against the elevations of the house as a whole, the cladding will form only a limited feature area, estimated to represent approximately **10–15% of the overall external wall elevations**, with natural stone remaining the predominant external material.

See Photo 1 – Example of proposed vertical timber cladding style.

See Photo 1b - Roof slates will be **slate**, providing a high-quality, traditional finish appropriate to the rural setting. **Guttering and downpipes** will be **black plastic**, matching the existing dwelling and maintaining a simple, unobtrusive appearance. **Window surrounds and cills** will be **natural stone sourced from a local quarry**, ensuring consistency with the existing building and local materials.

See photo 1c - Flat roof area will be finished with a high performance GRP Glass reinforced plastic fibreglass flat roofing system. This roofing system has been selected due to its durability, longevity and seamless waterproof finish. The material provides a clean, contemporary appearance that complements the flat roof extension while remaining subservient to the existing stone house. Its low profile design minimises visual impact and is considered appropriate within a rural setting.

Condition 4 – Windows and Doors

All windows and external doors will be constructed in **aluminium** as shown in Photo 1a. This finish has been selected to sit comfortably with the natural stone elevations, provide a softer and more traditional appearance, and offer improved durability in this exposed upland location.

The windows will be **flush-casement, bar-free units**, matching the appearance shown on approved drawings A8.3 and A8.4. Their proportions and detailing are visually consistent with traditional rural buildings and appropriate for the AONB.

The front door, side door and all glazed elements associated with the extensions will also be aluminium, ensuring a consistent and unified appearance across the elevations.

All units will be high-performance, thermally efficient ensuring they sit comfortably within the stone elevations and wider landscape.

Condition 5 – Rooflights

Rooflights will be **Velux conservation-style**, flush-fitting units installed level with the plane of the roof covering. Frames will be aluminium in a **black finish**, consistent with traditional conservation rooflight design.

This approach ensures the roof profile remains simple and uncluttered, reducing visibility from surrounding land and minimising impact on the wider AONB landscape.

See Photo 2 – Example of proposed Velux conservation rooflight (external view). See Photo 3 – Example of conservation rooflight appearance from inside.

Condition 6 – Boundary Treatments

N/A, there are no boundary plans

Condition 7 – Hard and Soft Landscaping

The landscaping approach is intentionally informal and rural in character, ensuring the development integrates naturally with its surroundings. Plan enclosed.

The majority of the site will remain grassed, maintaining its open appearance. Minimal if any additional planting will include shrubs, bushes and flowering species to soften the built form, provide seasonal variation and enhance biodiversity. Planting will be naturalistic rather than ornamental.

See Photo 6 – Example of naturalistic planting style proposed.

Existing hedging and open views will be retained wherever possible.

See Photo 7 – Existing hedge and open landscape character to be preserved.

Paved areas will use natural stone in muted, earthy tones.

See Photo 8 – Example of proposed natural stone paving style.

Where possible, permeable construction or suitable drainage measures will be incorporated to ensure surface water is managed appropriately and does not increase run-off to surrounding land.

The accompanying landscaping plan shows the proposed hard and soft landscaping arrangements, including retained grassed areas, naturalistic planting, existing hedging, open views and proposed natural stone paving.

PHOTO INDEX

Photo 1 – Proposed vertical timber cladding style (gable end – 50% cladding / 50% stone)

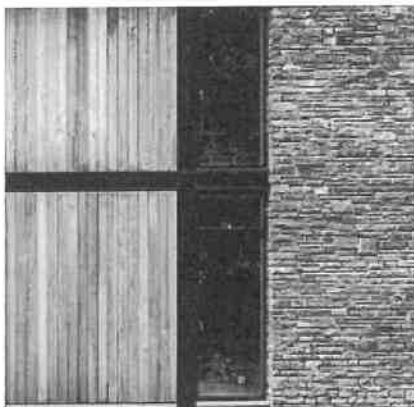


Photo 1a – Natural stone-coloured aluminium window and door finish



Photo 1b – Welsh slate roof tile



Photo 1c – Flat roof roofing



Photo 2 – Velux conservation rooflight (external)



Photo 3 – Velux conservation rooflight (internal)



Photo 4 – Stone walling style to be matched if we do decide to erect any walling. At this moment in time there are no plans to erect any boundary walling.



Photo 5 – Existing gate opening (new gates to be timber). There are no plans to erect any fencing at this moment in time.



Photo 6 – Naturalistic planting example



Photo 7 – Existing hedge and open landscape



Photo 8 – Natural stone paving example

