Planning Services

Director: A W Newby B.Sc DMS

Registered in England N* 2458413
VAT N* 536 8272 24

Townend
Waterfall
Waterhouses
Staffs ST10 3HZ
Tel (01538) 308043
web: www.pmeplanning.co.uk
email: enquiries@pmeplanning.co.uk

Approval of Details reserved by Condition
Proposed construction of Garden Room -
Resubmission of SMD/2018/0111
Garden Cottage, Ipstones, PP-07330270

1. Introduction

1.1 The applicant recently gained planning consent for for the aforementioned development, ref SMD/2018/0111.

1.2 This application seeks to discharge conditions 3, 4 and 5 relating to facing materials, joinery and pointing details and rainwater goods.

1.3 It is anticipated that the conditions will be part discharged and fully discharged when the works have been completed.

1.4 The conditions are italicised with details provided below.

1.5 This document should be read in conjunction with the following plans and documents:

i).	Site Location Plan	Location 1-1250 A3.pdf
ii).	Flush Casement Details:	Genesis Flush Casement.pdf
iii).	Door Details:	Spectus Elite 70 Ovolo.pdf
iv).	Rainwater Details:	Cascade Rainwater Goods.pdf

2. Condition 3 Reads:

2.1 *The development hereby permitted shall not be commenced until details of all facing materials, including details of block size, coursing, cills and lintels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

2.2 The garden room will adjoin the front elevation at the left hand side. The brickwork on the host building has been built in phases and it is proposed that the brick type, colour, size and coursing on the garden room match the corresponding section of brickwork.

2.3 The brickwork on the garden room will therefore be laid in Flemish bond, with red stretchers and blue headers to match:



Fig.1 Brickwork at front, left hand side of Garden Cottage

Brickwork Details				
Brick Type	Description	Length (mm)	Width (mm)	Height (mm)
Stretcher	Hand made wire cut red	228	-	60
Header	Hand made wire cut blue	-	103	60
Mortar	9:2:1 sand:cement:lime, brushed finish	-	10	10

Table.1 Brickwork and pointing details

2.4 The sandstone quoins, heads and cills at Garden Cottage vary in colour and uniformity of colour from yellow to pink.

2.5 The building has been repointed with a place cement mortar.

2.6 Samples of brick and stone have been deposited at Moorlands House, marked for the attention of Gill Bayliss.

3. Condition 4 Reads:

3.1 *Prior to commencement of development joinery and pointing details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

3.2 The pointing will be as described above. The addition of lime as a plasticiser will make the mortar lighter in colour to match the existing pointing.

3.3 The windows will be Bison Flush Casements™ with a cream finish. The casements are undivided, without drip-head or cill and will match the replacement casement proposed at the side and rear of the building shown on the approved proposed plans and elevations 5.2.1 Rev 2.1. Please refer to the accompanying section details for further information.

3.4 The door will be manufactured from the Spectus Elite 70 Ovolo profile, also with a cream finish. Please refer to the accompanying section details for further information.

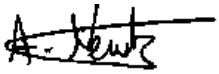
4. Condition 5 Reads:

4.1 *Prior to commencement of any development, details of all rainwater goods, external drainage goods are to be submitted to and approved in writing by the Local Planning Authority. Details shall include: the materials to be used; colour of paint; and any associated cowling. The development shall be carried out in accordance with the approved details.*

4.2 The existing building, neighbouring building including the Grade II Listed Wesleyan Chapel, List Entry 1294458 have uPVC rainwater goods.

4.3 The rainwater goods fitted at Garden Cottage comprise 112mm black 1/2 round gutters with 68mm round downpipes.

4.4 It is proposed that Brett Martin Cascade Roundstyle be used. This has the appearance of traditional cast iron. The gutters will be fixed with rise and fall brackets rather than plastic fascia brackets. Please refer to the accompanying manufacturer's details for further information.



A W Newby, B.Sc (Eng). DMS.
PME Planning Services
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