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**Approval of Details reserved by Condition**
**Proposed New Dwelling on Land Adjacent to Dog Academy,**
**Ashbourne Road, Whiston,**
**Application Ref SMD/2011/0147**
**Appeal Ref APP/B3438/W/17/3187025**

## 1. Introduction

1.1 The application site recently gained consent for the aforementioned development, planning ref SMD/2011/0147, appeal ref APP/B3438/W/17/3187025.

1.2 The inspector's decision included 10 conditions, some of which required the approval of further details.

1.3 An application for discharge of conditions, ref DOC/2020/0058 was submitted on the 19th June 2020 and approved on the 5th October 2020.

1.4 The site is now under new ownership and the applicant is seeking to make some minor changes to some of the approved facing materials under Condition 3.

1.5 No changes to the site levels, landscaping details or drainage details are proposed.

1.6 It is anticipated that the conditions will be part discharged and fully discharged when complied with.

1.6 The condition is italicised with details provided below.

## 2. Condition 3 External Materials:

2.1 *No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.*

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Lintels, Cills and Quoins:

2.2 It is proposed that natural gritstone from Birchover Quarry, Stanton Moor be used. The stone is more durable than the soft red sandstone provided by Bridestones Quarry and is lighter in tone.

2.3 Quoins:
Pitched face quoins are proposed:



Fig. 1. Sample quoin

2.4 Cills and Lintels:
Machine cut cills and lintels are proposed:



Fig. 2. Sample lintel

2.5 External Finish to Windows and Doors:
Rather than the 'English Oak' finish, it is proposed that the the windows and doors be finished in a pale green colour, BS4800 12-B-17 Green Mist/ Willow.

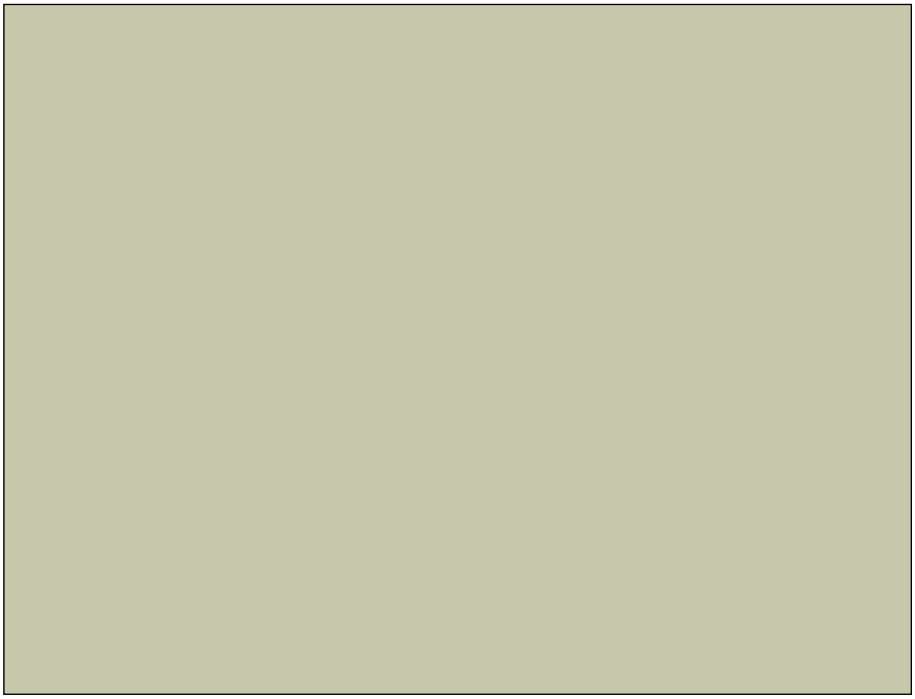


Fig. 3. Joinery Colour

2.6 The design of the windows and doors will be otherwise unchanged, ie Residence 9 with matching doors.

2.7 No changes to the other facing materials, including the approved brick and tile are proposed.

**3. Levels, Drainage and Landscaping Details**

3.1 No changes to the details approved under DOC/2020/0058 are proposed.

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PME Planning Services
Wednesday, 18 November 2020