

Conservation Team Advice

Date: 17TH March 2025
Application Ref: SMD/2025/0081
Site Address: Land adj to The Orchard, Ostlers Lane, Cheddleton
Proposal: Application for Approval of Reserved Matters for appearance, landscaping, layout and scale following Outline Planning Permission SMD/2022/0568 for residential development (farm workers dwelling).

Reserved Matters	Comments
Appearance	<i>Information submitted:</i> • <i>Proposed House Floorplans and Elevations (dwg no. 2022-2682-03 Rev F)</i> • <i>Proposed Garage Floorplans and Elevations (dwg no. 2022-2682-07 Rev B)</i> • <i>Site Plan (dwg no. 2022-2682-06 Rev B)</i> • <i>Application Form</i> • <i>Materials Schedule</i> The proposed finish would be Ibstock Birtley Olde English brickwork and Weinerberger Sandtoft 'Antique Slate' plain clay tiles and the proposed design would have corbelled eaves and verge details. There are no objections to the proposed design and form of the dwelling from a conservation perspective. However, we would suggest further information is provided on the following: • Details of any brick bond pattern • Details of the PV panels, such as a manufacturer's specification • Ridge tile details • Details of boundary treatments (the site plan mentions post and rail fencing) • Details or example photo of the stone for the heads and cills • Details of the materials for the porch • Details of the Juliet balconies • Details of the chimney stacks and pots

Conservation Officer: Megan Atkinson