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PLANNING APPLICATION TO DISCHARGE CONDITIONS FOR APPLICATION
SMD/2025/0094 AT 2 DAINTRY STREET, LEEK, ST13 5PG



Photo courtesy of Google Maps

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Introduction/Context

This statement is produced to support an application to discharge the conditions attached to the planning approval for construction of a single storey rear extension with other general alterations with at Sunnyside, 2 Daintry Street, reference SMD/2025/0094.

Condition 4 - *Before any construction occurs above damp proof course (DPC) for the extension, a brick sample panel, showing brick type, bond pattern, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.*

The facing brickwork to be used in the construction of the extension walls shall be a Carlton Clayburn Civic 73mm brick, to closely match the existing brickwork. This shall be laid stretcher bond with a complimentary mortar blend. The brick type is shown to the side, and a sample panel will be available for on-site inspection once works commence.

Condition 5 - *Before the new roof hereby approved for the extension is installed, a sample or detailed specifications of the new roof tile, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.*

The new roof will be finished in Marley Plain Clay tiles, smooth grey, to match the existing roof coverings. An example of which is shown to the side.

Condition 6 - *No development shall be commenced in respect of the features identified below, until the details of their design in the form of drawings and sections (1:10 or 1:20 scale) or specifications have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.*

- ☐ *External windows, including roof windows, doors and their immediate surroundings*
- ☐ *window and doors heads and cills*
- ☐ *Any flues or vents*

Sectional drawings of the new window, doors and rooflights to the extensions have been provided at a 1:20 scale on PL04. This also indicates head and cill details. The locations of ventilation extract points are indicated also, with tile vents in the North roof plane and a sub floor level brick vent on the side elevation.

