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**PLANNING APPLICATION TO DISCHARGE CONDITIONS FOR RESERVED MATTERS FROM
APPLICATION SMD/2025/0174 AT DEEPPDALE, BIRCHALL LANE, LEEK, ST13 5RA**



Photo courtesy of Google Maps

September 2025

REV A – 13.10.2025

REV B – 22.10.2025

Introduction/Context

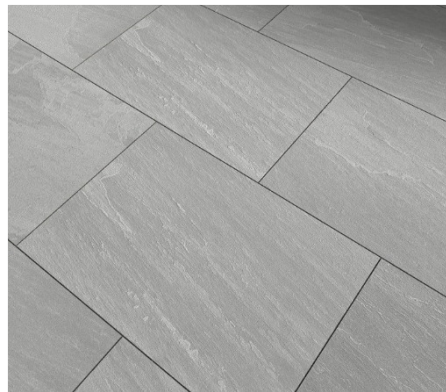
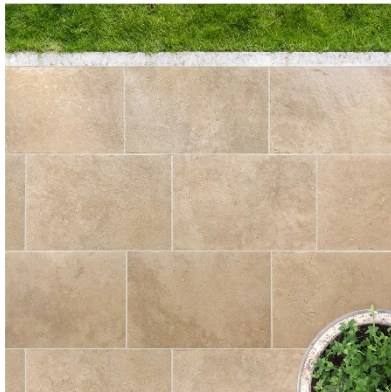
This statement is produced to support an application to discharge the conditions attached to the planning approval for rear garden landscaping to create a raised terrace, stone walls and single storey rear extension to dwelling. Application number: SMD/2025/0174

Condition 4 – *Before the commencement of the enlarged terrace/decking area, details of the type and colour of finishing materials for the decking structure, railings and new retaining walls shall be submitted to and approved in writing by the local planning authority and the development shall be carried out in exact accordance with the approved details.*

The decking structure to be steel structure to support the weight of the decking/patio. Steel to be left exposed and sprayed black to match existing features/material finishes on the existing dwelling. The decking area is a cantilever creating an overhang with the steel matching the colour of the balustrade/railing. The existing material for the existing decking was a painted black wooden deck which requires annual maintenance to keep in good condition and aesthetically pleasing.



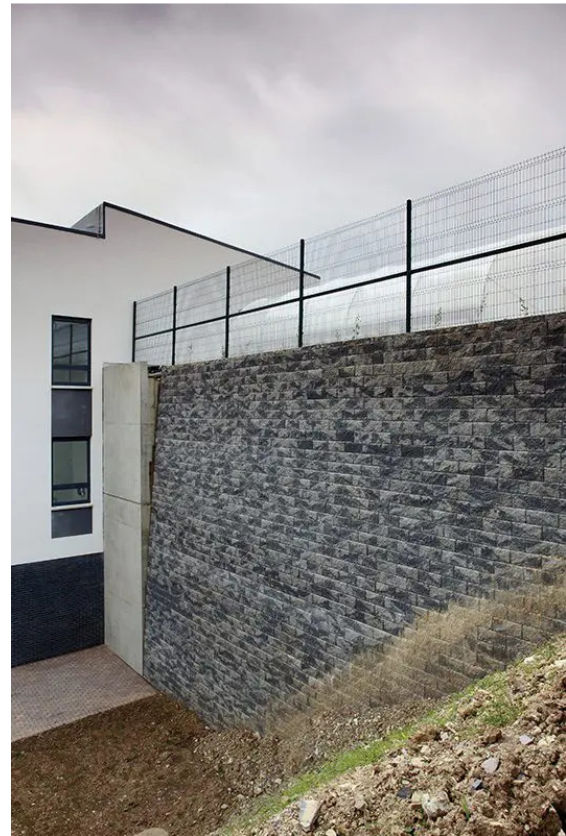
Ground finish on the decking to be a stone lookalike porcelain paving slab. This will give the effect of the desired stone patio. Porcelain paving slabs to be light grey/beige in colour. Porcelain slabs are known for their durability and low maintenance.



Decking area to be finished and protected using a black modern aluminium railing, also to match existing material finishes on the property. The property has existing dark features such as black composite windows which will be complimented by the dark features on the decking and balustrade.



The retaining wall is proposed to be built using a mortarless/pin less segmental retaining wall which uses aggregate to create stone lookalike blocks designed to create retaining walls. The client has found their desired material for the retaining wall in a basalt finish as per the examples below.



BASALT