



Delegated Report

Approval of Conditions Application

Application No:	20230733
Location:	Land Adjacent To 55 Forge Lane, Higham, Rochester, Kent, ME3 7AH
Description:	Application for the approval of condition 3 attached to planning permission 20200234 relating to details of all facing materials.
Applicant:	Mr M Johal

Submitted Documents/Plans

- Application Form - dated 07/07/2023;
- Covering Letter from Synergy - dated 07/07/2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200234	Erection of a three bedroomed detached dwelling.	PERMITTED	02.06.2020

Officer's Analysis

This is an application for the approval of condition 3 attached to planning permission reference 20200234 relating to external facing materials.

Condition 3 states the following:

3. *Notwithstanding the details shown on the approved plans and application form before any above ground works commence, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.*

The condition was attached to ensure that the external appearance of the new dwelling is appropriate and finished in high quality materials that complement the street scene. The external facing materials of the dwelling are:

	Materials		
Walls	Lbstock New Chailey facing bricks		

Roof Tiles and Hanging Tiles	Forticrete V2 Concrete interlocking tiles (Russet Brown)	
Doors and Windows	White uPVC	N/A
Gutters and Soffits	White uPVC	N/A
External Steps	Lbstock New Chailey facing bricks	

There is no detailed schedule of materials submitted with this application, however the details submitted in the covering letter outlining the proposed materials are considered adequate. Overall, these materials are considered to be appropriate and the condition can be approved.

Recommendation

Approval of Condition

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	29 th August 2023	Dated:	29 August 2023