

Planning condition discharge submission

59 Cross Road
Birchington
CT7 9HW

with reference to:

FH/TH/23/0298

Erection of a first floor extension, single storey side extension with terrace above and front porch extension together with alterations to roof and fenestration.



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Submission of details required under condition 3 of the planning permission granted on 2 May 2023.

The applicant wishes to use the following materials:

Roof: Cedral 'Birkdale' man-made slates in colour described by the maker as blue/grey
External walls to be clad in Man-made factory pre-finished fibre-cement weatherboards being white Hardie Plank.

A copy of the brochure for Hardie Plank is attached, as is a photographic image of the proposed roofing slate.

It is noted that these material are in accordance with descriptions set out in the application form for the planning application that was approved.

Cross Road and Epple Road, both of which are fronted by the application site exhibit a range of roofing and wall materials with roofs of plain tiles, interlocking concrete tiles (both plain and profiled) and grey roofing slates being commonly seen, in some instance more than one roof covering type on the same house.

Similarly there is a variety in wall finishes of brick, in various colours and bonds, smooth render, pebble-dash (both painted and unpainted), flush timber planking and weatherboarding.

The proposed materials will be complementary to the architectural character and style of the enlarged building, as well as being within the palette of those seen locally. As such they should be approved and the planning condition discharged.