

CONDITION DISCHARGE SUPPORTING DOCUMENT (2022/62/91089/E)

Islamic research institute of Great Britain,
Masjid e Hira
Thornhill Road
Dewsbury
WF12 9BX

Proposal

Erection of two storey rear extension, two storey side extension and works/additions to side and rear entrances.

Prepared by

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INTRODUCTION

This Supporting Document is submitted by 'Planning Management Ltd' to Kirklees Council on behalf of the applicant Mr M Munshi to discharge condition 3 attached to planning permission 2022/62/91089/E. Planning permission was granted on 14th December 2022 and consented for the 'Erection of two storey rear extension, two storey side extension and works/additions to side and rear entrances'.

This application seeks consent for the discharge of the following condition;

3. Materials

The applicant would like to work with the Council in order to secure approval for the details provided as part of this conditions.

I trust everything is in order and that the application can be progressed without delay. If you have any queries, please do not hesitate to contact me.

3. MATERIALS

The condition states;

Prior to commencement on the superstructure of the extensions hereby approved (demolition not included) detail and specifications of the external facing materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: As to ensure the development hereby approved respects the character of the host property and wider area, and represents high quality design, in accordance with Kirklees Local Plan Policy LP24 and Chapter 12 of the National Planning Policy Framework.

Roofs

Brazilian roof slates to match existing slates on the main roof. The slates are to be used on all extensions as part of the approval.

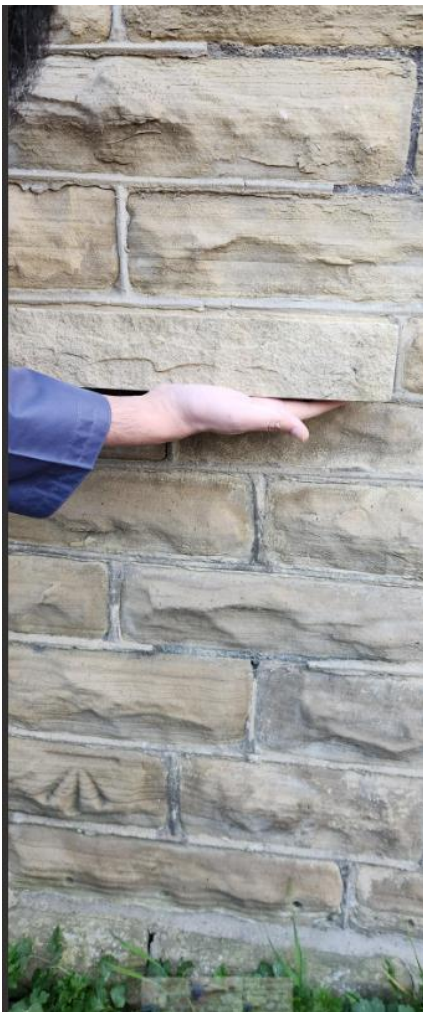


The Brazilian Grey/Green roofing slates are a certified A1-S1-T1 product that present a smooth surface, fettled edge and uniformity in thickness, resulting in an easy to work with slate at an extremely competitive price.

Dimensions – 500 × 250

Walls

Two storey extension to side – Front elevation



Above 2 Photos: Stone to be from 'Sand stone lower edge quarry rastrick Brighouse' to front elevation facing highway of Thornhill Road (Best match to existing front).

Two storey extension to side – Side elevation



Above Photo: Stone to be from 'Fly flats quarry waynestall halifax' to side elevation facing River Calder (Best match).

Another example Not to be used (not best match)



Above 2 photos – Other stone samples were considered, the Tradstone sample above was not the best match, stone also smaller in size. Sample therefore dismissed.

Two storey extension to rear



Above 2 photos – Reconditioned stone to be used, exact match to existing single storey extensions to rear.

Windows and Doors

Windows – dark brown upvc to be used on all windows to match existing.



Doors, dark brown upvc to be used for all frames, similar to existing.

Window Surrounds



Above: Matching smooth stone surrounds and detailing to be used on front elevation window of two storey side extension to match existing windows along this elevation.

140mm tall Stone Lintels / Heads



Plain Header Dimensions





Above: Smooth stone heads and cills to be used above windows and doors as shown on approved plans.

Guttering and Soffits



Black coloured guttering and down pipes.



Upvc black soffits.