DISCHARGE OF CONDITION 4
Planning Permission Ref: 2023/62/92066/E
Site Address: 89 Whitcliffe Road, Cleckheaton, BD19 3EA
Proposal: Erection of Two Semi-Detached Dwellings with Associated Alterations
Condition 4: External Facing and Roofing Materials
Date: August 2025
Revision: A

Submission to Discharge Condition 4

Pursuant to Condition 4 of the above planning permission, please find below the full details of the proposed external facing and roofing materials for the approved development:

Proposed External Materials:		
WALLS:	Natural stone.	
STONE FEATURES:	Natural stone heads and cills to be used on all window and door openings, matching the reclaimed stonework for consistency.	

WINDOWS:	UPVC windows in an off-white finish. Style and proportion to match traditional window detailing in the local area.	
ROOF:	New grey slate roofing tiles to be installed, offering a traditional appearance in keeping with the existing streetscape	
DORMER CHEEKS:	Grey composite panels with a slate-look finish to match the main roof covering and provide visual continuity.	
FASCIA & SOFFITS:	UPVC in anthracite grey finish for a modern, durable, and low-maintenance appearance.	

RAINWATER GOODS (RWGs):	Black plastic gutters and downpipes, commonly used and visually appropriate for the area.	
FRONT DOOR:	Traditional 6-panel composite door in a black finish, offering both a secure and attractive entrance feature.	
REAR DOOR:	Aluminium framed in a off-white finish to complement the window materials.	

The materials will be retained and maintained as such following installation.