

# Planning Statement

*Proposed substitution of approved facing brick material*

*Planning application reference: DM/23/1000*

|                                 |                                                                                                                                           |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b>                | Arthur Kushnir                                                                                                                            |
| <b>Planning officer contact</b> | Anna Tidey                                                                                                                                |
| <b>Document purpose</b>         | Statement in support of approval for the use of an alternative facing brick where the originally approved product is no longer available. |
| <b>Date</b>                     | 8 April 2026                                                                                                                              |

*Submitted in relation to the discharged materials condition under planning application DM/23/1000.*

## 1. Introduction

This statement has been prepared to support a request for approval of a substitute facing brick material for the above development.

The request arises because the facing brick previously approved under the discharged materials schedule is no longer available to procure. The manufacturer has discontinued the product, it is no longer in production, and supplier stock has been exhausted.

The applicant has made efforts to source the originally approved brick, but this has not been possible. A comparable alternative is therefore proposed so that the development can proceed without unnecessary delay.

## 2. Approved Material and Reason for Amendment

The originally approved facing brick formed part of the materials details previously discharged under the planning permission. The design intent of that approval was to secure a traditional red facing brick that would sit comfortably alongside and reflect the character of the adjacent houses.

Since that approval was issued, the originally approved brick has been discontinued by the manufacturer. As a result, the approved product is no longer obtainable in the marketplace. This situation has arisen outside the applicant's control and necessitates the submission of an alternative material for consideration.

## 3. Material Submitted for Approval

The substitute material proposed for approval is the following product:

LBC Heather Red 65mm Facing Brick (Jewson reference BRLBC062).

This brick has been identified as the closest suitable alternative currently available from suppliers. Product information, samples, photographs, and any further details required by the Local Planning Authority can be provided to assist review.

## 4. Planning Considerations

The proposed amendment is limited to the facing brick only. No change is proposed to the scale, form, footprint, layout, or overall design approach of the approved development.

The substitute brick has been selected with the same essential objective as the originally approved material, namely to provide a traditional red facing brick that preserves the appearance and quality of the approved scheme and remains sympathetic to the surrounding built context.

It is acknowledged that the alternative product is an LBC brick rather than a wirecut brick. However, given the discontinuation of the approved product, it is considered to be the nearest viable replacement currently available on the market. In practical terms, the proposed substitution represents a proportionate and pragmatic response to a supply issue that could not reasonably have been anticipated at the time materials were originally approved.

The proposed amendment would not undermine the character of the development or conflict with the purpose of the discharged materials condition. Instead, it would allow the development to proceed while maintaining the visual intent of the approved scheme as closely as possible.

## **5. Conclusion**

The applicant respectfully seeks the Local Planning Authority's agreement to the use of the proposed substitute facing brick in place of the originally approved material.

The change is necessary because the approved brick has been discontinued and is no longer available to procure. The proposed LBC Heather Red 65mm Facing Brick is considered the closest suitable alternative presently available and has been chosen to retain the traditional red brick appearance intended under the approved scheme.

For these reasons, the proposed material substitution is considered reasonable and acceptable, and approval is respectfully requested.

## **6. Documents Available in Support**

- Approved and discharged materials schedule.
- Manufacturer and supplier product information for LBC Heather Red 65mm Facing Brick.
- Photographs and/or physical sample of the proposed substitute brick, if required.

**Submitted by:** Arthur Kushnir

**Contact number:** 07872694198