

**Case Officer:** Sarah Greenall

**Recommendation:** Approve

**Applicant:** Mr Justin Grainger

**Proposal:** Discharge of Conditions 3 (windows and doors joinery), 4 (slate sample) & 6 (landscaping scheme) of 21/03592/F

**Expiry Date:** 6 July 2022

**Extension of Time:** 6 July 2022

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application property comprises a detached, Grade II stone-built dwelling, located on the eastern side of Fir Lane and immediately east of St Peter's Church, a Grade II\* listed, and south of Fir Lane Cottage and Fir Cottage, also Grade II listed buildings. The site is located towards the north-eastern corner of the designated Steeple Aston Conservation Area as identified in the adopted Cherwell Local Plan.
- 1.2. Planning permission was granted for the erection of a new stand-alone garden studio within the rear garden of the property and to change the use of the land adjacent to the rear garden from allotments to residential garden.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. Condition 3 (windows and doors joinery) – submitted details are shown on page 3, 4 and 5 of the Planning Conditions document produced by Studio Hallett Ike dated March 2022.
- 2.2. Condition 4 (slate sample) – submitted details are shown page 5 of the Planning Conditions document produced by Studio Hallett Ike dated March 2022 and sample viewed on site.
- 2.3. Condition 6 (landscaping scheme) – submitted details are shown on page 7, 8, 9, 10, 11 and 12 of the Planning Conditions document produced by Studio Hallett Ike dated March 2022.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

21/03592/F: Erection of stand alone garden studio and change of use of land from allotment to residential garden. *Application permitted.*

## **4. RESPONSE TO PUBLICITY**

- 4.1 This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **24 April 2022**, although comments received after this date and before finalising this report have also been taken into account.

4.2 No comments have been raised by third parties.

## 5. RESPONSE TO CONSULTATION

5.1. Conservation (CDC): the details submitted and on site are appropriate and the conditions can be discharged.

## 6. APPRAISAL

6.1. The applicant has submitted a Planning Conditions Schedule, which includes details of the joinery for the proposed building. The details show the glazing would be slimline and finished in powder coated anthracite grey aluminium. This is considered to be appropriate for the context of the building and would not result in harm to the setting of the listed building. The Conservation Officer has confirmed this would be acceptable and it is therefore considered the submitted details are acceptable.

6.2. The Planning Condition Schedule includes a schedule of materials for the roof and external stonework. Spanish slate sourced from SIG roofing, a company used through the Cotswolds, has been proposed for the roof which is considered an acceptable approach. The Conservation Officer has advised that this would be acceptable for the building, and it is therefore considered the materials would be in character with the area and would not impact the setting of the listed building. The details of condition 4 are therefore considered acceptable.

6.3. Lastly, a number of landscape plans have been included in the Planning Condition Schedule document. Areas of hardstanding are proposed in small sections around the proposed outbuilding, and to the north of the new proposed garden area connecting it to the existing areas of hardstanding which would be finished with grey smooth sandstone paving, set within grey gravel chippings. The boundary hedge to the south and remaining grass areas would be retained and a separation between the site and the remaining allotments would be kept in place. The Conservation Officer considers the details to be acceptable from a heritage perspective, and therefore it is not considered that the landscaping would result in harm to the setting of the listed building, thus can be considered acceptable.

## 7. RECOMMENDATION

That Planning Condition(s) 3, 4 and 6 of 22/00723/DISC be discharged based upon the following:

### Condition 3

Window and door joinery in accordance with page 3, 4 and 5 of the Planning Conditions document produced by Studio Hallett Ike dated March 2022

### Condition 4

Roof slate in accordance with page 5 of the Planning Conditions document produced by Studio Hallett Ike dated March 2022, and the email received on 9<sup>th</sup> August 2022.

### Condition 6

Landscaping in accordance with page 7, 8, 9, 10, 11 and 12 of the Planning Conditions document produced by Studio Hallett Ike dated March 2022

Case Officer: Sarah Greenall

DATE: 10 August 2022

Checked By: Nathanael Stock

DATE: 11.08.2022

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