

**Case Officer:** Rebekah Morgan

**Recommendation:** Refuse

**Applicant:** Mr Stephen Quinn

**Proposal:** Discharge of conditions 3 (schedule of materials and finishes for external walls / roof) of 23/01997/F

**Expiry Date:** 1 January 2024

**Extension of Time:**

## 1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. Consent was granted for the erection of a detached garage with one bedroom annexe in the roof space (23/01997/F). The garage would be located within the residential curtilage of the existing dwelling, adjacent to some existing outbuildings.

## 2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. Condition 3 states:

“A schedule of materials and finishes to be used in the external walls and roof of the building shall be submitted to and approved in writing by the Local Planning Authority prior to any foundations work. The development shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.”

## 3. RELEVANT PLANNING HISTORY

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

06/01979/F: Resubmission of 06/01416/F - Demolition of existing dwelling and front boundary wall and erection of 1 no. new dwelling, garage block and detached swimming pool building, and new front boundary wall (as amended by revised plans received 24.04.07). APPROVED.

07/02000/F: Retrospective - Erection of new house and swimming pool enclosure (Amendments to 06/01979/F). APPROVED.

08/00816/F: Reconfiguration of rear fenestration and re-siting of pool room approved under 06/01979/F & retention of front boundary wall. (as amended by drawing numbers: 0804/100A, 101A and 103A received 20/06/2008 and in accordance with drawing number 0804/102 received 26/03/2008). APPROVED.

08/02026/F: Rear extension to existing dwelling. REFUSED.

09/00508/CLUP: Certificate of Lawful Use Proposed – Conservatory to rear. APPROVED.

10/01576/F: Variation of Condition 9 of Planning Permission 08/00816/F – to keep the front wall the same. APPROVED.

11/00291/F: Side and rear extension. APPROVED.

11/00292/F: Changes to design of pool building approved under 08/00816/F and adjustment of position. APPROVED.

12/00011/NMA: Non Material Amendment to 11/00292/F – Re-siting of plant room and high level glazing of north west and south east gable. APPROVED.

23/01997/F: Detached garage with one bedroom Annexe in roof space for the incidental use of the property owner. APPROVED.

#### **4. APPRAISAL**

##### **4.1 Condition 3 – Schedule of materials**

The submitted documents include details of the proposed timber cladding and fibre cement roof slates. It shows that these would match the materials used in the construction of existing outbuildings at the site and therefore in the opinion of the applicant, they would be acceptable.

The approved drawings show sections of brickwork on three elevations of the building, however despite reminders, no details of the bricks have been provided. Therefore, there is currently insufficient information to discharge the condition as the schedule of materials does not include details of all of the proposed materials. On this basis, the condition cannot be discharged.

#### **5. RECOMMENDATION**

That Planning Condition 3 of 23/01997/F be refused for the following reason:

##### Condition 3:

The submitted schedule of materials does not provide details of all of the proposed materials; specifically, there are no details of the proposed brickwork. Therefore, there is insufficient information to discharge the condition.

Case Officer: Rebekah Morgan

DATE: 19 December 2023

Checked By: Andy Bateson

DATE: 3<sup>rd</sup> January 2024

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