

**Case Officer:** Bob Neville

**Recommendation:** Approval

**Applicant:** Mr & Mrs Woolhouse

**Proposal:** Discharge of Conditions 3 (timber doors & timber windows) & 4 (slate sample) of 19/01113/F

**Expiry Date:** 10/02/2020

**1. Site Description:**

1.1. The application relates to an existing barn/outbuilding attached to a large detached dwelling, of natural stone and slate roof, sitting within a substantial plot on the edge of the village of Burdrop. There are residential properties to the north, west and south with open countryside to east. Also adjacent to the north is Sibford Surgery. The site is accessed off a narrow village street with hardstanding and a double garage providing off-street parking.

**2. Application Publicity:**

2.1. No publicity required.

**3. Details of Consent:**

3.1. Application 19/01113/F, which varied a previous consent (18/01746/F) for the extension and conversion of existing single storey attached residential barn to allow use for short-term holiday let accommodation (Use Class C3) at the Nicholas Corner Burdrop, was approved subject to conditions on 09/08/2019.

3.2. The applicant states on the application form that work on site commenced on 01/10/2019, and as such the application is largely retrospective.

3.3. This is unfortunate. The development has hitherto been in breach of condition, and if details were not acceptable then the onus would be on the applicant/developer to remedy the breach of planning control.

**4. Planning Considerations:**

4.1. Condition 3 requires that prior to their installation full details of the timber doors and timber windows to be submitted and approved in writing by the Local Planning Authority. In this respect the applicant has submitted photographs and drawings numbered: SK01 and SK02 which detail timber flush casement windows (which are of a design consistent with the existing windows in the main dwelling) and timber doors.

4.2. It was observed during the site visit (20/01/2020) that (contrary to the requirements of the condition) the windows and doors had already been installed within the development. However, it was noted that the detail and finish of the windows and doors appeared to be appropriate in the context, sustaining the character of the site and its setting within the Conservation Area; and are therefore considered acceptable.

- 4.3. Condition 4 requires that prior to the construction of the roof of the development a sample of the natural grey slate to be used is to be submitted and approved in writing by the Local Planning Authority.
- 4.4. Again, work has been carried contrary to the requirements of the condition with the roof having been substantially completed at the time of the case officer's site visit. In this instance, the natural grey slate that has been used is of a consistent colour and appearance to slate used within the area and on the main dwelling itself. The slate that has been used is again considered to be appropriate in the context sustaining the character of the site and its setting within the Conservation Area and again is therefore considered acceptable.

**5. RECOMMENDATION**

The Local Planning Authority considered that the details submitted latterly pursuant to Conditions 3 and 4 of planning permission 19/01113/F are acceptable, and as such it is recommended that the said conditions are discharged.

Case Officer: Bob Neville

DATE: 05/02/2020

Checked By: Nathanael Stock

DATE: 06.02.2020

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