

Case Officer: Gemma Magnuson

Recommendation: Permitted

Applicant: Ms Debbie Whitford

Proposal: Discharge of condition 3 (roof tile & dormer windows) of 19/02168/F

Expiry Date: 19 August 2020

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The Bungalow, as the name suggests, is a single storey detached dwelling situated north-west of the village of Bodicote. The building is not listed, although Grade II listed buildings are situated to the south, and across the road to the east. The site is just within the designated Conservation Area. The site is of archaeological interest and a group of TPO'd trees lie within the site. The land is likely to contain naturally elevated levels of arsenic.
- 1.2. Planning permission was granted for the removal of the roof, and the construction of a new roof with bedroom accommodation, on 13 January 2020 under reference 19/02168/F.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The current application seeks to discharge condition 3, that required a schedule of materials and finishes for the roof and dormer windows.
- 2.2. This was submitted in the form of a schedule received 10 July 2020 and a tile sample viewed on site on 10 July 2020.
- 2.3. The schedule explains that the tile sample is the Marley Modern Interlocking Smooth Grey tile.
- 2.4. The cladding upon the dormers would be grey in colour, using Eurocell Coastline Cladding. The gabled dormer faces (front elevation) would be fully glazed.
- 2.5. One document explains that a timber fascia would be fitted to the front of the dormer windows and along the bottom edge of the roof, although another explains that the fascia would be UPVC in anthracite grey.
- 2.6. Velux rooflights are also proposed for the roof, although details were not required of these.

3. RELEVANT PLANNING HISTORY

- 3.1. Please see above.

4. RESPONSE TO PUBLICITY AND CONSULTATION

- 4.1 The application has not been publicised and no consultations have been undertaken.

5. APPRAISAL

- 5.1. All of the proposed materials are contemporary in appearance, although this is already a relatively modern bungalow dwelling that is positioned within the Conservation Area and I do not consider that the changes would detract from its historic significance, or the setting of nearby listed buildings. The grey coloured roof tile would be in-keeping with the roofs to either side of the site.
- 5.2. Whether UPVC or timber, I consider the grey colour fascia to be in-keeping with the roof tile and contemporary appearance of the dwelling and so I have not pursued confirmation of what exactly is to be used.
- 5.3. The cladding would again be in-keeping with the grey colouring and contemporary appearance of the remainder of the roof.
- 5.4. I therefore recommend that the condition is discharged.

6. RECOMMENDATION

That Planning Condition 3 of 19/02168/F be discharged based upon the following:

Condition 3

Roof and dormers in accordance with tile sample viewed on site on 10 July 2020, and schedule of materials received on 10 July 2020.

Case Officer: Gemma Magnuson

DATE: 14 July 2020

Checked By: Paul Ihringer

DATE: 14/7/20
