

**Case Officer:** Shona King

**Recommendation:** Approve

**Applicant:** Mr R Breslin

**Proposal:** Discharge of Condition 5 (slate sample) of 21/03450/F

**Expiry Date:** 22 November 2021

**Extension of Time:** 29 April 2022

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

- 1.1. The application relates to a detached dwelling in a substantial parcel of land, to the rear elevation of the dwelling the land extends approximately 114 metres to the north. The existing dwelling on site is constructed externally in brick under a clay tile roof.
- 1.2. Planning permission was granted for the replacement of the existing two-storey dwelling with a larger two-storey dwelling.

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

- 2.1. Consent is now sought for the discharge of Condition 4 (slate sample) of 21/01437/F. The discharge of condition 3 has been omitted from the application. The agent has agreed to change the description of development from “discharge of Condition 4 (slate sample) of 21/01437/F” to “discharge of Condition 5 (slate sample) of 21/03450/F”.

## **3. RELEVANT PLANNING HISTORY**

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

**Application: 21/01437/F** Permitted 14 July 2021

Two storey detached replacement dwelling with semi basement

**Application: 21/03450/F** Permitted 21 January 2022

RETROSPECTIVE - Two storey detached replacement dwelling, with semi-basement

## **4. APPRAISAL**

- 4.1. Condition 4 requires the approval of the artificial stone slate to be used in the construction of the roof. The sample submitted by photograph accompanying the application is considered to be acceptable.

## **5. RECOMMENDATION**

That Planning Condition 5 (slate sample) of 21/03450/F of be discharged based upon the following:

Condition 5

Artificial stone slate in accordance with the photograph submitted with the application

Case Officer: Shona King

DATE: 26 April 2022

Checked By: Nathanael Stock

DATE: 20.06.2022

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