

**Case Officer:** James Kirkham

**Recommendation:** Approve

**Applicant:** Burrington Estates

**Proposal:** Discharge of Conditions 5 (Large Scale Details) and 6 (Boundary Treatment) of 20/03660/REM

**Expiry Date:** 20 January 2022

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

1.1. The application site is located at the edge of Deddington. Outline consent and reserved matters have been approved on the site for 21 dwellings. Works have commenced on site.

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

2.1. The current application seeks permission to discharge the following conditions on the Reserved Matters application with the following information:

Condition 5 (large scale architectural details) – The details of the window, doors, eaves and verge treatment etc are shown on P.det\_01, P.det\_02a, P.det\_03a, P.det\_04a, P.det\_05a, P.det\_06a, P.det\_07a, P.det\_08, P.det\_09a, P.det\_10a, P.det\_011, P.det\_12, P.det\_12, P.det\_13, P.det\_014, P.det\_15,, P.det\_16, P.det\_17, P.det\_018a and P.det\_019a. Spreadsheet entitled ‘Deddington – Schedule (Rev D) details how these relate to the plots and gives details on the colour of windows and doors.

Condition 6 (boundary treatment) - These are details on drawing 20\_218\_D02 Rev c and P.Det\_20.

## **3. APPRAISAL**

6.1. Condition 5 – Further amended details have been provided during the course of the application to include some coloured window frames and doors within the scheme, provision of external glazing bars, more variation in window style and a suitable set back of window frames from the face of the stone and brick. A simple clipped verge is proposed and whilst there is a small gutter board, which is not ideal, given its limited size and its finish in black this is considered to be acceptable. The details are considered to be acceptable and would help achieve a high-quality finish to the scheme.

6.2. Condition 6 – The most prominent boundary treatments are finished in stone and will help to create a cohesive character to the scheme. The frontage fence has been amended to be a simpler post and rail fence which is more in keeping with the rural character of the site. The use of close board fence is limited to the less prominent locations and the locations adjacent to planting. Overall, the boundary treatment schemes are considered to be acceptable.

#### **4. RECOMMENDATION**

That Planning Conditions be discharged based upon the following

Condition 5 (large scale architectural details) – The development shall be carried out in accordance with the details shown on P.det\_01, P.det\_02a, P.det\_03a, P.det\_04a, P.det\_05a, P.det\_06a, P.det\_07a, P.det\_08, P.det\_09a, P.det\_10a, P.det\_011, P.det\_12, P.det\_12, P.det\_13, P.det\_014, P.det\_15,, P.det\_16, P.det\_17, P.det\_018a and P.det\_019a and details on the Spreadsheet entitled 'Deddington – Schedule (Rev D)'.

Condition 6 (boundary treatment) - The development shall be carried out in accordance with the details shown on drawings 20\_218\_D02 Rev c and P.Det\_20.

Case Officer: James Kirkham

DATE: 2 February 2022

Checked By: Paul Ihringer

DATE: 4/2/22

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