

Case Officer: Shona King

Recommendation: Approve

Applicant: Rectory Homes Ltd

Proposal: Discharge of condition 3 (stone sample panel) of 21/02318/F

Expiry Date: 15 April 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to a largely undeveloped site located to the south western edge of Steeple Aston. The site previously appeared to include a number of agricultural buildings. However, these have largely been clear along with the extensive vegetation which previously covered the site. A commercial garage exists to the west of the site and residential properties exist to the north and east. To the south of the site is open countryside.
- 1.2. Planning permission has been granted for the erection of 10no two storey residential dwellings with access off South Side including a new pedestrian footway, parking and garaging, landscaping and all enabling and ancillary works.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks approval for the details required by Condition 3 of 21/02318/F

3. RELEVANT PLANNING HISTORY

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

19/02948/F - Erection of 10no two storey residential dwellings with access off South Side including a new pedestrian footway, parking and garaging, landscaping and all enabling and ancillary works – granted with conditions

21/02318/F - Variation of Condition 2 (plans) of 19/02948/F - for plots 1, 2, 3, 4, 5, 6, 7 and 10

4. RESPONSE TO PUBLICITY

- 4.1 There is no requirement to publicise an application of this nature by letters to neighbours or by advertisement in the local newspaper.

5. APPRAISAL

- 5.1. Condition 3 requires the approval of the materials for the dwellings including a stone sample panel. Given the mix of stone in Steeple Aston, and that Chipping Norton limestone predominates on South Side, the sample panel erected on site is acceptable in terms of the type colour and texture of the stone as well as the coursing. However, the mortar colour is not acceptable. A revised mortar specification was sought, and this is now considered to be acceptable. It is intended to use Remix Dry Mortar 1491.

- 5.2. It is proposed to use a Spanish slate – Samaca smooth black slates. This is a natural slate. It is considered acceptable.
- 5.3. It is therefore recommended that the condition is discharged.

2 RECOMMENDATION

That Planning Condition 3 of 21/02318/F be discharged based upon the following:

Condition 3

Stone sample panel viewed on site by the planning officer on 27 April except for the mortar used in that stone sample panel, which is hereby not approved. The mortar used for all stonework in the development shall be Remix Dry Mortar 1491.

Samaca smooth black natural slate

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DATE: 27 April 2022

Checked By: Nathanael Stock

DATE: 29.04.2022
