

Case Officer: Wayne Campbell

Recommendation:

Applicant: Mr Henry Squire

Proposal: Discharge of Condition 3 (slate samples) of 21/02366/F

Expiry Date: 8 December 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to a single dwelling. The existing dwelling was positioned on an east-west axis at the far northern edge of the site with the front of the dwelling facing towards the south and the property's private gardens and grounds.
- 1.2. The application sought and obtained permission to demolish the existing and re-building a new dwelling on the site.
- 1.3. The dwelling was locally listed as a non-designated heritage asset and positioned within the Steeple Aston Conservation Area.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge condition 3 (Slate sample).

3. RELEVANT PLANNING HISTORY

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

11/00115/CAC: Demolition in part of existing main house and outbuildings.
Application Withdrawn

11/00114/F: Demolition in part of existing main house and outbuildings and the erection of a new residential dwelling. Application Withdrawn

21/02366/F: Demolition of the existing dwellinghouse and the erection of a replacement dwellinghouse. Permission

22/01444/F: Variation of Conditions 2 (plans) and 4 (stone sample panel) and removal of Condition 8 (proposed parking provision plan) of 21/02366/F. Permission

4. RESPONSE TO CONSULTATION

- 4.1 Conservation Officer: No objections to condition being discharged.

5. APPRAISAL

- 5.1. The applicant has confirmed that the majority of roofs in the local area, including the existing dwelling, are covered in 'imported' Welsh Slates which have a distinctive blue grey colour. The slate roof is an important feature, and the applicant intends to retain this aesthetic for the proposed by using comparable slates.

- 5.2. For the new development the applicant has confirmed that the proposed slates are SIGA 65 which is sourced from San Vicente Region, Spain and is a good match to the existing slates e.g. both are a blue – grey slate. The ridge tile is a Marley Modern concrete uni angle in smooth grey which again would match the existing ridge tile on the property.
- 5.3. The new development would therefore not appear out of place in the area. The Conservation Officer has advised that the proposed materials are acceptable.

6. RECOMMENDATION

That Planning Condition(s) 3 of 21/02366/F be discharged based upon the following:

Condition 3

Document titled Slate (Condition 03) by Squire & Partners reference 20064 dated February 2023, which states that the slates will be SIGA 65 natural blue grey slates from San Vicente Region, Spain

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DATE: 07/03/2023

Checked By: Nathanael Stock

DATE: 13.03.2023
