

Case Officer: Imogen Hopkin

Recommendation:

Applicant: CALA Chiltern

Proposal: Discharge of Condition 7 (architectural details) of 21/02180/REM

Expiry Date: 31 March 2023

Extension of Time: 31 March 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site refers to a small grouping of fields forming part of the open countryside on the eastern edge of Fritwell, south of Fewcott Road. The site is relatively flat with the boundaries delineated by varying densities of trees and hedgerows. The site contains some informally arranged outbuildings in its north-east corner. A public footpath runs immediately to the south of the site which is separated from the site by a hedgerow and links through to Southfield Lane and on to East Street.
- 1.2. The site benefits from approved outline and reserved matters consents, 19/00616/OUT and 21/02180/REM respectively, which granted approval for the construction of 28 dwellings, access from Fewcott Road. The development comprises 26 two storey dwellings and 2 bungalows.
- 1.3. There are several applications seeking to discharge the conditions related to the above applications, as there are intentions to commence work soon.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application relates to condition 7 (architectural details) of 21/02180/REM.

3. RELEVANT PLANNING HISTORY

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

Application: 19/00616/OUT	Permitted	18 June 2021
The erection of up to 28 dwellings and associated site access onto Fewcott Road. Outline application. All matters reserved except for means of access.		
Application: 21/02180/REM	Permitted	31 August 2022
Reserved matters application for 19/00616/OUT - seeks approval of all reserved matters (excluding access as determined at the outline stage), namely, the layout, appearance, landscaping and scale for the development.		

- 3.2. There are other discharge of condition applications that are not listed within the history, although are in progress.

4. RESPONSE TO PUBLICITY

4.1 No publicity has occurred.

5. RESPONSE TO CONSULTATION

5.1. No consultation required.

6. APPRAISAL

6.1. Condition 7 requires the submission of architectural details of the dwellings and garaged, including windows (including material, colour and recess from brick/stone face), doors, heads, cills, lintels, eaves and verges.

6.2. The following drawings have been submitted for consideration: "00217 200" (door details), "00217 201 Rev A" (sash details), "00217 202" (casement window), "00217 203" (tax window stone cill), "00217 204" (stone head and brick cill detail), "00217 205" (stone head and cill detail in stone), "00217 206 Rev A" (timber head and brick detail), "00217 207 Rev A" (bedded verge detail) and "00217 086 Rev A" (clipped eaves detail).

6.3. The architectural details submitted through the above drawings are acceptable.

7. RECOMMENDATION

That planning Condition 7 of 21/02180/REM be discharged based upon the following:

Condition 7:

Drawings: "00217 200" (door details), "00217 201 Rev A" (sash details), "00217 202" (casement window), "00217 203" (tax window stone cill), "00217 204" (stone head and brick cill detail), "00217 205" (stone head and cill detail in stone), "00217 206 Rev A" (timber head and brick detail), "00217 207 Rev A" (bedded verge detail) and "00217 086 Rev A" (clipped eaves detail).

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DATE: 30 March 2023

Checked By: Nathanael Stock

DATE: 31.03.2023
