

Case Officer: Wayne Campbell

Recommendation:

Applicant: Mr Henry Squire

Proposal: Discharge of Condition 5 (doors and windows) of 21/02366/F

Expiry Date: 22 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 5 (doors and windows).

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Application Withdrawn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 Application Withdrawn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 CDC Conservation Officer: No objections

5. APPRAISAL

- 5.1. The details submitted with this application show the use of metal casement windows and doors would be made with a Vulcan Black finish. This material would appear black, as illustrated in the CGIs which formed part of the supporting material on the planning application for the approved scheme.

5.2. The use of the black frames against the warm limestone would appear as a contrast to the normal white which is the normal colour in this village. However, it is clear that there is a variety of colours of window and doors in the village including dark brown, grey and light blue. Furthermore, as the dwelling is set back into the site and not clearly visible from the public highway the use of black is considered acceptable and would complement the dark blue / grey slate on the roof. Also, the Conservation Officer has no objections.

6. RECOMMENDATION

That Planning Condition 5 of 21/02366/F be discharged based upon the following:

Condition 5

Document titled Windows & Doors (Condition 05) by Squire & Partners reference 20064 dated September 2022

Case Officer: Wayne Campbell

DATE: 8 March 2023

Checked By: Nathanael Stock

DATE: 13.03.2023
