

**OS Parcel 9100 Adjoining And East Of Last
House Adjoining And North Of Berry Hill Road
Adderbury**

23/00059/DISC

Case Officer: Chris Wentworth

Recommendation: Approve

Applicant: Hayfield Homes Construction Limited

Proposal: Discharge of Conditions 2 (schedule of materials), 3 (stone sample panel), 4 (architectural details), 5 (boundary treatments), 6 (roof forms) and 7 (refuse vehicle swept path details) of 22/00959/REM

Expiry Date: 7 March 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site lies to the south of the village of Adderbury, on the north side of Berry Hill Road, close to the A4095 but separated from it by a field and a public right of way (PROW). The land extends to 4ha in area and is currently agricultural land surrounded by field hedgerows and trees, although it was recently granted consent at appeal (September 2021) to be developed for 40 homes (see planning history below).
- 1.2. To the east edge of the site was a stable and haybarn and a large part of the land (northern and eastern portions) was used for associated equestrian purposes. To the south and east of the site are agricultural fields, to the west is residential development in the form of a ribbon of detached houses set back from Berry Hill Road and to the north is further agricultural land that slopes down to the north, with a sewerage treatment works close to the northern boundary of the site, just beyond another PROW.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 2 (Schedule of Materials), Condition 3 (Stone Sample), Condition 4 (Architectural Details), Condition 5 (Boundary Treatments), Condition 6 (Roof Forms) and Condition 7 (Refuse Vehicle Swept Details) of reserved matters planning permission reference 22/00959/REM.

3. RELEVANT PLANNING HISTORY

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

19/00963/OUT – Outline application for the erection of up to 40 homes, public open space and other infrastructure, with all matters reserved except access – Allowed at appeal (3255419) 1 June 2021.

22/00996/REM – Reserved matters application for Reserved matters approval for 49 dwellings, including appearance, landscaping, layout and scale pursuant to planning permission 19/00963/OUT – Approved 13 February 2023.

4. RESPONSE TO CONSULTATION

- 4.1 OCC Highways – No objection in respect to discharge of Condition 7.

4.2 Landscape Officer – No response received.

5. APPRAISAL

- 5.1 The submission has been accompanied by a Schedule of Materials that deals with all external finish materials associated with the approved dwellings. The materials schedule provides a variety of materials, but the main focus relates to either facing brickwork (Richmond Red Smoked) or facing stonework (Bekstone – Ironstone Tumbled), roof tiles of two types (Marley Ashmore Smooth Grey and Old English Dark Red). It is noted that the Inspector for the appeal, which resulted in consent being granted for the site, stated that the overall character of Berry Hill Road was a mixed “*evolved architectural character*” of “*semi-rural and semi-suburban*” characteristic described at the Hearing as a multiplicity of architectural styles and material finishes for the existing ribbon of houses. Therefore, there was no particular requirement to adhere to planning policy whereby 60% of built development should be constructed of local stone as that would not reflect its local surroundings.
- 5.2 On this basis, the applicant has submitted a materials schedule that comprises a mix of facing brickwork and stonework which takes into account the varied material palette of the surrounding area. They state that whereby only around 17% of existing plots along Berry Hill Road are actually natural stone, with the overwhelming majority being red brick. The more disbursed use of natural stone would reinforce character at key points on the external edges of the development but also within the interior environment and would better reflect the historic evolution of the local area. Such an approach is considered appropriate in this case and is considered appropriate to discharge conditions 2 and 3.
- 5.3 The submission has also been accompanied by full architectural details of the dwellings and garages, which include details of eaves, verge and window detailing (including window profiles and plant on glazing bars. Such details are considered appropriate to the development site and locality and is sufficient to discharge condition 4.
- 5.4 The submission has been accompanied by boundary treatment details, including positions in relation to plots. Details of stone walls to relevant side/ rear garden plots have been added along with timber boundary fencing and low-level post and rail fencing around key landscape features. Such details are considered appropriate in their context and are considered sufficient to discharge condition 5.
- 5.5 The submission has been accompanied by details regarding roof forms to a number of plots within the development site. These comprise details of revised roof forms for the gable at the front of garages to Plots 3, 5, 17, 18, 19, 28, 29 and 33. In addition, all gables to double garages have also been amended, to provide for consistency within the streetscene. Such details have also been put forward in order to address privacy concerns in relation to Plot 33 which is to be dealt with separately under condition 13 of the same consent. The revised roof details are considered to be appropriate in this case and are sufficient to discharge Condition 6.
- 5.6 The submission has been accompanied with a swept path analysis taking account of the largest refuse vehicle and fire tender vehicles (11.6m long) that are likely to access the development site. Such details include a minor amendment to a turning head in order to ensure that no overhang exists and the relocation of a footpath to achieve this. OCC Highways have been consulted on the proposal and raise no objection. As such, these details are considered appropriate and are sufficient to discharge Condition 7.

6. RECOMMENDATION

That Planning Conditions 2, 3, 4, 5, 6 and 7 of 22/00959/REM be discharged based upon the following:

Condition 2:

Hayfield – External Materials Schedule – Adderbury
House Type Pack – P21-2984_02P December 2022
Materials Plan – P21-2984_05 Rev G

Condition 3:

Hayfield – External Materials Schedule – Adderbury
House Type Pack – P21-2984_02P December 2022
Materials Plan – P21-2984_05 Rev G

Condition 4:

Hayfield – External Materials Schedule – Adderbury
House Type Pack – P21-2984_02P December 2022
Planning Details Sheet 1 – PD.01
Planning Details Sheet 2 – PD.02

Condition 5:

Boundary Treatments Plan – P21-2984_06 Rev D
Enclosure Details Plan – P21-2984_07 Rev B

Condition 6:

House Type Pack – P21-2984_02P December 2022

Condition 7:

Swept Path Analysis Plan – 22021-BGC-D / SPA01 E
Swept Path Analysis Plan – 22021-BGC-D / SPA02 C

Case Officer: Chris Wentworth

DATE: 18 April 2023

Checked By: Andy Bateson

DATE: 18th April 2023
