

**Case Officer:** Michael Sackey

**Recommendation:** Approval

**Applicant:** Mr Ryan Jones

**Proposal:** Discharge of Condition 3 (schedule of materials and finishes for the external walls and roofs) of 21/00026/F

**Expiry Date:** 4 July 2023

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application relates to land associated with 13 Blackwood Place, a large two-storey detached dwelling located on a residential street in the south-east of Bodicote, to the south of Banbury, and further an area of highway verge. The existing dwelling (recently extended and altered) at the site is externally faced in a mixture of facing red brick and painted render elevations with grey powder coated aluminium windows and doors under a plain tile roof. The existing site benefits from a large area of hardstanding to the front with access taken off Blackwood Place.
- 1.2. The property also benefits from a big plot with a substantial large rear garden, with patio and grass areas, and recently constructed flat-roofed outbuilding. The site shares boundaries with neighbours to the north and south. The rear boundary backs onto the Oxford Road (A4260). Boundary treatments are a mixture of vegetation and timber fencing.
- 1.3. The site does not contain a listed building and is not located within a designated conservation area. There are no other significant site constraints relevant to planning and this application.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. The application seeks approval for the details required by the conditions named in the description, relating to the schedule of materials and finishes for the external walls and roof.
- 2.2. The application relates to email and additional information received on (05.07.2023) at 16:34hrs from the applicant's agent (Ryan Jones) in response to concerns with regards to the proposed materials.
- 2.3. The application relates to email and additional information received on (14.07.2023) at 12:00hrs from the applicant's agent (Ryan Jones) in response to the request for the details of the proposed bricks.
- 2.4. The application relates to email and additional information received on (14.07.2023) at 12:06hrs from the applicant's agent (Ryan Jones) in response to the request for the details of the rainwater goods.
- 2.5. The application relates to email and additional information received on (14.07.2023) at 12:31hrs from the applicant's agent (Ryan Jones) in response to the request for the details of the proposed barge boards. The assessment and determination of this application is based on the additional documents.

## **3. RELEVANT PLANNING HISTORY**

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

**Application: 19/01813/F** Permitted 19 November 2019

Demolish garage. Replacement roof (eaves and ridge to be as existing).  
Erection of single storey and two storey extensions to front, side and rear.  
Enlargement of parking/turning area.

**Application: 20/02152/F** Application  
Withdrawn 29 September 2020

Erection of dwelling house, garage and associated vehicular access off  
Oxford Road A4260.

**Application: 21/00026/F** Permitted 26 July 2021

Erection of dwelling house, garage and associated vehicular access off  
Oxford Road A4260 - re-submission of 20/02152/F

**Application: 22/03642/DISC** Permitted 17 February 2023

Discharge of Conditions 4 (Construction Traffic Management Plan), 5 (means  
of access), 6 (turning areas/parking), 7 (Arboricultural Method Statement), 8  
(landscaping scheme), 9 (acoustic insulation scheme) and 11 remediation  
strategy) of 21/00026/F

#### 4. RESPONSE TO CONSULTATION

N/A

#### 5. APPRAISAL

Condition 3 states: *“No development shall commence above slab level unless and until a detailed schedule of materials and finishes for the external walls and roofs of the development hereby approved, including samples of such materials, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved schedule and shall be retained as such thereafter.”*

Details and photographs of the proposed schedule of materials “Brick - (FORTERRA - Hampton Rural Blend)”, “Roof - (Slate roof tile - Primera Capimor Slate)”, “(Barge Boards - (FREEFOAM : White & Colour, 100mm width)”, “Windows - (UPVC - Eurocell - Flushfit - White)” and “Rainwater goods - (GBP 4M Gutter Black Round Freeflow)”. Given the character of the area in which the dwelling would be sited, the submitted details of the schedule of materials and finishes for the external walls and roofs of the development are considered acceptable.

#### 6. Conclusion

The Local Planning Authority considers that the details submitted pursuant to Conditions 3 of 21/00026/F are acceptable, and as such it is recommended that the said Conditions are discharged.

**7. RECOMMENDATION**

That Planning Conditions 3 of 21/00026/F be discharged based upon the following.

Condition 3

Brick – Forterra Hampton Rural Blend

Roof – Primera Capimor natural slate

Barge Boards - FREEFOAM :White & Colour, max. 100mm width

Windows UPVC - Eurocell – Flushfit – White

Rainwater goods - General Building Plastics 4M Gutter Black Round Freeflow

In accordance with emails to the local planning authority from Ryan Jones dated 05.07.2023 at 1634 hrs, 14.07.2023 at 1200 hrs, 14.07.2023 at 1206 hrs and 14.07.2023 at 1231 hrs.

Case Officer: Michael Sackey

DATE: 14 July 2023

Checked By: Nathanael Stock

DATE: 14.07.2023

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