

**Case Officer:** Lewis Knox

**Recommendation:** Refuse

**Applicant:** Mr Khuja

**Proposal:** Discharge of Condition 7 (stone sample panel) of 21/03947/F

**Expiry Date:** 10 August 2023

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

- 1.1. The application site is located adjacent to Cotefield Farm, to the south of Bodicote. The wider site consists of a large, detached building that was a former country house, set within a large area of garden with existing car parking. The building is constructed of stone with a slate roof and is converted into apartments. A new housing development is currently under construction to the south west of the site.
- 1.2. In terms of site constraints, the property is not a listed building and is not within a conservation area.
- 1.3. Planning permission was granted for the erection of a new building to the east of the main house to accommodate 5 x 2 bed dwellings.

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

- 2.1. The applicant seeks to discharge condition 7 (Stone Sample Panel) of 21/03947/F.

## **3. RELEVANT PLANNING HISTORY**

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

21/03947/F - 5 attached two bedroom houses, parking and amenity spaces - re-submission of 21/01835/F – granted, conditions, 19.01.2022

## **4. RESPONSE TO PUBLICITY**

- 4.1 This application has not been publicised.

## **5. RESPONSE TO CONSULTATION**

- 5.1. None

## **6. APPRAISAL**

- 6.1. Condition 7 – This condition required a stone sample panel (minimum 1m<sup>2</sup> in size) to be constructed on site and be inspected and approved in writing by the Local Planning Authority prior to the commencement of development.
- 6.2. No sample panel was available at the time of immediately following the initial submission of this application. A photograph was belatedly provided of the stone sample panel, which has been constructed on site.



- 6.3. Whilst the stone which has been used in the construction of this sample panel is considered to be appropriate for use in this location and would appropriately match and respect the existing stonework at the site, it is considered that the way the stone has been laid, dressed, coursed and pointed is not acceptable and does not match the existing stonework at the application site.
- 6.4. The mortar joints are considered to be significantly thicker than the original wall shown behind in the picture and the stone work has been laid too square with stones laid directly on top of each other rather than being staggered as is seen on the original stonework to the rear of the sample panel.
- 6.5. Given that the condition was included to ensure the satisfactory appearance of the completed development and to safeguard the character and appearance of the area, it is considered that the stone sample panel has not met the requirements of the condition and it has not been demonstrated that the development would safeguard the character and appearance of the area. It is therefore recommended that the condition be refused on this basis.

## **7. RECOMMENDATION**

That Planning Condition 7 of 21/03947/F be refused for the following reasons:

### Condition 7

The stone sample panel erected on site is unacceptable as the way the stonework has been laid, dressed, coursed and pointed, including the excessively large mortar joints, does not match the stonework on the existing building. The proposed stonework would appear unsightly and detract from the original character and appearance of the main building. It has not been demonstrated that the development would safeguard the character and appearance of the area. The proposed stone sample panel is therefore contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Lewis Knox

DATE: 6 October 2023

Checked By: Nathanael Stock

DATE: 06.10.2023

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