

**Case Officer:** Katherine Daniels

**Recommendation:** Approval

**Applicant:** Crest Nicholson

**Proposal:** Discharge of condition 19 (details of the fenestration, roof verge and eaves, cills and lintels) of 21/01227/F

**Expiry Date:** 27 October 2022

**Extension of Time:**

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

1.1. The application relates to the North West Bicester site, known as the Elmsbrook development, Phases 3 and 4 of which are being constructed by Crest Nicholson. This is part of the Bicester Eco Town site.

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

2.1. This is an application to discharge condition 19 of 21/01227/F which seeks details of the fenestration, roof verge and eaves, cills and lintels of each house type. The following information has been submitted:

- 54790-HGP-BUC-A-1020\_Buckingham Elevations\_T2
- 54790-HGP-DAR-A-1020\_Dartford Elevations - Type 1 & 2\_T2
- 54790-HGP-DAR-A-1021\_Dartford Elevation - Type 3\_T2
- 54790-HGP-DOR-A-1020\_Dorking Elevations\_T2
- 54790-HGP-M42ROM-A-1020\_M4(2) Romsey Elevations - Type 1 & 2\_T2
- 54790-HGP-M42ROM-A-1021\_M4(2) Romsey Elevations - Type 3\_T2
- 54790-HGP-MAL-A-1020\_Marlborough Elevations\_T2
- 54790-HGP-P02-03-A-1020\_Plots 2-3 Elevation\_T2
- 54790-HGP-P13-15-A-1020\_Plots 13-15 Elevation\_T3
- 54790-HGP-P23-26-A-1020\_Plots 23-24, 24-26 Elevation\_T3
- 54790-HGP-P42-45-A-1020\_Plots 42-43, 44-45 Elevation\_T3
- 54790-HGP-ROY-A-1020\_Roydon Elevations - Type 1\_T3
- 54790-HGP-ROY-A-1021\_Roydon Elevation - Type 2\_T3
- 54790-HGP-WIN-A-1020\_Windsor Elevations\_T2

## **3. RELEVANT PLANNING HISTORY**

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

21/01227/F – A full planning application for 57 dwellings and associated infrastructure. Permitted.

## **4. RESPONSE TO CONSULTATION**

4.1 No consultation has occurred.

## **5. APPRAISAL**

- 5.1 It is considered that the roof verge and eaves, cills and lintels for each house types are, on balance acceptable, but there is some reduction in quality compared to the rest of the Elmsbrook site. Future phases will be expected to show an improvement. The details of the fenestration are considered to be acceptable and in accordance with the agreed details. The plans do show a change in materials around the first floor (does not extend around the whole of the first floor). This is not considered as part of this application to discharge the details of the fenestration, roof verge, eaves and cills.

## **6. RECOMMENDATION**

That Planning Condition 19 of 21/01227/F be discharged based upon the following

### Condition 19

- 54790-HGP-BUC-A-1020 Rev T2 - Buckingham Elevations
- 54790-HGP-DAR-A-1020 Rev T2 - Dartford Elevations - Type 1 & 2
- 54790-HGP-DAR-A-1021 Rev T2 - Dartford Elevation - Type 3
- 54790-HGP-DOR-A-1020 Rev T2 - Dorking Elevations
- 54790-HGP-M42ROM-A-1020 Rev T2 - Romsey M4-2 Elevations - Type 1 & 2
- 54790-HGP-M42ROM-A-1021 Rev T2 Romsey M4-2 Elevations - Type 3
- 54790-HGP-MAL-A-1020 Rev T2 - Marlborough Elevations
- 54790-HGP-P02-03-A-1020 Rev T2 - Plots 2-3 Elevation
- 54790-HGP-P13-15-A-1020 Rev T3 - Plots 13-15 Elevation
- 54790-HGP-P23-26-A-1020 Rev T2 - Plots 23-24, 24-26 Elevation
- 54790-HGP-P42-45-A-1020 Rev T2 - Plots 42-43, 44-45 Elevation
- 54790-HGP-ROY-A-1020 Rev T3 - Roydon Elevations - Type 1
- 54790-HGP-ROY-A-1021 Rev T3 - Roydon Elevation - Type 2
- 54790-HGP-WIN-A-1020 Rev T2 - Windsor Elevations

### INFORMATIVE

This does not include the changes to the materials at the first-floor levels, this needs to be regularised through the correct procedure.

Case Officer: Katherine Daniels

DATE: 9 October 2023

Checked By: Caroline Ford

DATE: 27 October 2023

---