

**Rosemary Cottage  
Somerton Road  
North Aston  
OX25 6HX**

**18/00146/DISC**

**Case Officer:** Gavin Forrest

**Recommendation:** Approval

**Applicant:** Mr Nicholas Kneale

**Proposal:** Discharge of Condition 3 (slate sample), 5 (timber boards),6(doors and Windows),7 (paving sample) and 8(external lining) of 17/02359/F

**Expiry Date:** 18/05/2018

### **1. Site Description:**

- 1.1 The application site relates to a detached two storey dwelling situated in the residential village of North Aston. The property is a relatively large, 'L-shaped building' and has a two storey detached outbuilding and a detached single storey garage (with car port). Access to the application site is obtained via an access road off of the Somerton Road (which is to the rear of 10 Somerton Road).
- 1.2 The dwelling is constructed of natural stone with a tile roof. The windows are a mixture of timber and metal. The property has garden areas to the front, side and rear, with a larger upper rear garden situated to the rear (south east) of the site.
- 1.3 The dwelling is a Grade II Listed building and is situated within the designated North Aston Conservation Area. There are no other site constraints relevant to this application.

### **2. Application Publicity:**

- 2.1. Advertised and a site notice was erected adjacent to the site.

### **3. Details of Consent:**

- 3.1 Application 17/02359/F, Construction of an outdoor heated pool with safety cover and plant room/ changing room - Re-submission of 17/00365/F

### **4. Planning Considerations:**

- 4.1 Condition 3 required that before the development hereby permitted commences, a sample of the proposed slate for the proposed plant room/changing room, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved. The details and samples are considered to be appropriate in the context of the application site and look to ensure the satisfactory appearance of the completed development. The proposals are therefore considered acceptable in this regard.
- 4.2 Condition 5 stated that before the development hereby permitted commences, details of the timber boarding/cladding, including its laying method and finish, to be used on the plant room shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the sample and detail so approved. The materials and methods demonstrated on the submitted sample are deemed acceptable as is the Natural/light oak varnish finish.

4.3 Condition 6 stated that prior to the construction of the plant room hereby approved, full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details. The details requested were submitted with the application and are deemed to accord with those currently on site and are not considered to detract from the status of the Listed Building to which it relates.

4.4 Condition 7 required that before the development hereby permitted commences, a sample of the proposed paving surrounding the pool shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the sample and detail so approved. The sand stone sample was considered appropriate to the site to which it relates.

4.5 Condition 8 stated that before the development hereby permitted commences, details of the external lining of the swimming pool hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the sample and detail so approved. The proposed Sample "H257 Orinoco" is considered appropriate

## **5. RECOMMENDATION**

The Local Planning Authority considered the samples of materials and information latterly submitted to and viewed as requested pursuant to Condition 3,5,6,7 and in relation to Listed building consent 17/02359/F, appropriate and as such it is recommended that the said conditions are discharged.

Case Officer: Gavin Forrest

DATE: 16/04/2018

Checked By:

DATE:

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