
Delegated report Officer: Laura Hayes

Application ref. DMOT/2020/0938

Approval of details required by condition 3 of reserved matters approval ref. DMPA/2020/0278 (relating to re-plan of 34 plots previously approved under reserved matters ref. 9/2018/1276) on Land at SK2819 1873 (Site C), William Nadin Way, Swadlincote

Valid date: 18/11/2020

Consults expired:

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

This application seeks approval of details required by conditions set out on the host permission, as described above. The host permission forms the most relevant planning history for this application.

Responses to consultations and publicity

N/A

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are set out in the officer report relating to the host permission.

Planning considerations

This application seeks to discharge condition 3 attached to planning permission DMPA/2020/0278 for the 'Approval of reserved matters (layout, scale, appearance, landscaping) pursuant to outline permission ref:9/2014/0888 (re-plan of 34 plots previously approved under reserved matters ref:9/2018/1276)'. The principle of the development has therefore been established and hence the following assessment takes into account only the matters which are relevant to the conditions concerned. Taking this into account along with the documents submitted and the site and its environs the main issue central to the determination of this application is:

- The acceptability of the proposed materials and construction details in regards to the design and character themes of the immediate area.

Planning assessment

Condition 3 of DMPA/2020/0278 reads as follows:

Notwithstanding the approved plans, prior to their incorporation into the buildings hereby permitted details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Details of the verges, including the proposed mortar, and of the eaves;*
- Colour of the doors, window frames, fascia boards and rainwater goods;*
- Window/door reveal details; and*
- Porch and bay canopies (which shall utilise traditional materials for tiled appearance porches/bays)*
- The buildings shall be constructed in accordance with the approved details and thereafter, notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, maintained as such.*

Reason: in the visual interest of the buildings and local distinctiveness, and so to ensure this character is retained throughout the lifetime of the development.

Submitted in support of this application were an Issue Sheet dated 9th November 2020 providing

details of several drawings submitted for approval; application form; Cover Letter; Condition Tracker; Email dated 13th November 2020 confirming rainwater goods colour, canopy types and materials, mortar details and wet/dry verges; Product Data Sheet 01 RTU Mortar and External Materials Layout CAD-EX-001 Rev P (also attached to DMOT/2020/1191).

The email from the agent dated 13th November 2020 confirms that rainwater goods are to be provided in black, which is considered to be acceptable. The mortar proposed is also considered to be acceptable. The eaves and verges details on SmartVerge LinearDry Verge System specification and drawing G-SD-200 are also considered acceptable. The window, door and fascia types proposed for the house types subject of the DMPA/2020/0278 are listed on the Issue Sheet and contrasting supporting drawings. The windows proposed comprise white or Balmoral Renolit 46858 coloured UPVC Eurocell Eurologic type which are appropriate for the immediate area. Various doors are proposed with different specifications and types dependent on whether they are front, side or rear doors and the particular house type, with front doors in a variety of different colours comprising pastel blue, light grey, tomato red, jet black, blue, white, red and black. These door types are considered acceptable and for the front doors in particular having a range of different aesthetics of doors and colours available will add subtle interest to the streetscene and an element of personalisation without impacting the overall character of the development. Garage doors are in four different fronting styles but colours proposed will mirror that of the front door installed in that house type for continuity, this is considered to be suitable and acceptable. Various self-supporting or post supported canopies are proposed throughout the house types subject of DMPA/2020/0278. It is confirmed that those with pitched detailing or pitched with brick piers and timber supports will be completed in tiles and brick piers supporting posts will be executed with the brick and tile type to mirror that of the construction of that particular house type and which follow the traditional style sought for this development to complement the wider area. The flat style canopies will be finished in grey GRP with white fascias which will match the style of the windows, doors and fascia details on those respective house types and whilst not completely traditional looking will not appear stark or out of place. The details in respect of this condition covering the verges, mortar, eaves, doors, windows, fascias, canopies, porches and rainwater goods are considered to be acceptable and therefore the application is recommended for approval and should be implemented on site accordingly as described within the condition.

Recommendation

Approve

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	11/01/2021
Report agreed:	13/01/2021
Authorised officer:	Steffan Saunders
