

Officer Report

Application No.	Y19/0923/FH
Site Address	Land Adjacent The Surgery Main Road Sellindge Kent
Officer Name	Piran Cooper
Proposal	Conditions 22 (materials) & 23 (detailed service design) for planning application Y14/0873/SH.

Recommendation

Report Number	RD-420626
Recommended Decision	Recommended to be Approved
Recommendation Date	06 May 2020

Report

Y19/0923/FH – Land adjacent The Surgery Main Road Sellindge - Discharge of Conditions 22 (materials) & 23 (detailed service design) for planning application Y14/0873/SH.

Date 23rd April 2020

Condition 22

No dwelling or non-residential unit in any phase or sub-phase of the development shall be commenced until written details in respect of the design of the windows and front doors along with samples of proposed bricks, tiles, render, cladding and paving have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and good design, in accordance with policies SD1 and BE1 of the Shepway Local Plan Review, DSD, SS1 and CSD9 of the Core Strategy Local Plan 2013 and the NPPF.

The materials and fittings described above have been chosen to reflect the first phase of this development and are felt to be appropriate for the scheme.

Conclusion

The materials and fixtures are considered to be appropriate in relation to policy requirements and therefore this condition can be discharged.

The combined drawing numbers for Conditions 22 and 23 are listed in the Drawing Schedule at the bottom of this report.

Condition 23

No dwelling or non-residential unit in any phase or sub phase of the development shall be commenced until the details listed below (where relevant) have been submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details:

- a) 1:50 scale elevations and sections sufficient to identify the specific location of all external gas and electricity meters together with their relationship to proposed adjacent ground levels whether hard or soft landscaped;
- b) 1:20 scale details of porch canopies (including materials and finish, details of any supporting posts and related brick plinths and roofing materials);
- c) Details of any other external fittings to dwellings and their locations (including aerials, dishes and amenity lighting)
- d) Brick boundary wall pier and coping details
- e) All proposed railings and gates within railings including style, detailing and final finish colour
- f) Extract vents and Flues

Reason:

In order to ensure the design quality of the development is maintained in accordance with BE1 and SD1 of the Local Plan Review and policy CSD9 of the Shepway Core Strategy Local Plan 2013.

Overall the provisions made by the developer are considered to be acceptable to ensure that on completion the development is a pleasant place in which to live, reasonably uncluttered from service provision and with appropriate fittings and boundary treatments.

Conclusion

Although certain aspects of the requirements of Condition 23 are not reflected within the submitted drawings and details it is considered that there is sufficient information at a suitable scale to be able to ensure that the requirements of this condition have been satisfactorily addressed and therefore it can be discharged.

The combined drawing numbers for Conditions 22 and 23 are listed in the Drawing Schedule at the bottom of this report.

Drawing Schedule

The relevant drawings for this condition are as follows:

- 1571-AA11-81 - 1 Bed House Schedule
- 1571-AA23-81 - 2 Bed House Schedule
- 1571-AA31-81/A - 3 Bed House Schedule
- 1571-NB51-81 - Garrton Schedule
- 1571-PA25-81/A - Canford Schedule
- 1571-PA34-81 - Gosford Schedule
- 1571-PA44-81 - Midford Schedule
- 1571-PA48-81 – Shelford Schedule
- 1571-PB33G-81 - Crofton-G Schedule
- 1571-PB35G-81 - Alton-G Schedule
- 1571-PT36-81- Easedale Schedule
- 1571-PT37-81 - Yewdale Schedule

1571-PT41-81 - Eskdale Schedule
1571-PT43-81 - Langdale Schedule
1571/F1/10/C - Flat Block F1 Plots 61 – 72 Elevations
1571/LC/07/F - Local Centre Plots 51 – 60 Elevations
EC13/07/10/C - Porch Canopies
1571/1BF01/51/B - 1BF01 Plots 176 & 177 Elevations
1571/1BF02/51/E - 1BF02 M4 (3) Plots 192 & 193 Elevations
1571/AA11/52/A - 1 Bed House Elevations
1571/AA23/52/B - 2 Bed House Detailed Elevations
1571/AA31/52/A - 3 Bed House Elevations
1571/CH1A/51/B - CH1A Elevations
1571/NB51/51/A - Garrton Elevations
1571/PA25/52/D - Canford Elevations
1571/PA34/51/A - Gosford Elevations
1571/PA34/52/A - Gosford Elevations
1571/PA48/52/A - Shelford Elevations
1571/PB33G/51/A - Crofton-G Elevations
1571/PB35G/51/A - Alton-G Elevations
1571/PA44/53/A - Midford Elevations
1571/PT36/51A - Easedale Elevations
1571/PT36/52/A - Easedale Elevations
1571/PT43/51/E - Langdale Elevations
1571/PT43B/52/D - Langdale Elevations
1571/PT37/51/B - Yewdale Elevations
1571/PT37B/52/A - Yewdale Detailed Elevations
1571/PT41/52/A - Eskdale Elevations
1571/PT41B/51/A - Eskdale Detailed Elevations

T.0231_59 F Phase 2 Materials
T.0231_72 E Detailed Soft On Plot Landscape Proposals
1571/01 L Site Layout Plan
1571/31 B Means of Enclosure Details

Suggested Informatives (1)

1

The following drawings and particulars are considered appropriate for the discharge of Conditions 22 and 23 subject of this consent:

Drawing no's 1571-AA11-81 - 1 Bed House Schedule; 1571-AA23-81 - 2 Bed House Schedule; 1571-AA31-81/A - 3 Bed House Schedule; 1571-NB51-81 - Garrton Schedule; 1571-PA25-81/A - Canford Schedule; 1571-PA34-81 - Gosford Schedule;

1571-PA44-81 - Midford Schedule; 1571-PA48-81 – Shelford Schedule; 1571-PB33G-81 - Crofton-G Schedule; 1571-PB35G-81 - Alton-G Schedule; 1571-PT36-81- Easedale Schedule; 1571-PT37-81 - Yewdale Schedule; 1571-PT41-81 - Eskdale Schedule; 1571-PT43-81 - Langdale Schedule; 1571/F1/10/C - Flat Block F1 Plots 61 – 72 Elevations; 1571/LC/07/F - Local Centre Plots 51 – 60 Elevations; EC13/07/10/C - Porch Canopies; 1571/1BF01/51/B - 1BF01 Plots 176 & 177 Elevations; 1571/1BF02/51/E -1BF02 M4 (3) Plots 192 & 193 Elevations; 1571/AA11/52/A - 1 Bed House Elevations; 1571/AA23/52/B - 2 Bed House Detailed Elevations; 1571/AA31/52/A - 3 Bed House Elevations; 1571/CH1A/51/B - CH1A Elevations; 1571/NB51/51/A - Garrton Elevations ; 1571/PA25/52/D - Canford Elevations; 1571/PA34/51/A - Gosford Elevations; 1571/PA34/52/A - Gosford Elevations

1571/PA48/52/A - Shelford Elevations; 1571/PB33G/51/A - Crofton-G Elevations; 1571/PB35G/51/A - Alton-G Elevations; 1571/PA44/53/A - Midford Elevations; 1571/PT36/51A - Easedale Elevations; 1571/PT36/52/A - Easedale Elevations; 1571/PT43/51/E - Langdale Elevations; 1571/PT43B/52/D - Langdale Elevations;

1571/PT37/51/B - Yewdale Elevations; 1571/PT37B/52/A - Yewdale Detailed Elevations; 1571/PT41/52/A - Eskdale Elevations; 1571/PT41B/51/A - Eskdale Detailed Elevations

T.0231_59 F Phase 2 Materials; T.0231_72 E Detailed Soft On Plot Landscape Proposals; 1571/01 L Site Layout Plan; and 1571/31 B Means of Enclosure Details.