

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel (East) 5 May 2015
 Planning Application Report of the Planning and Development Manager**

Application address: Bedford House, Amoy Street			
Proposed development: Application for approval of details reserved by conditions 7 (construction environment management plan), 8 (material storage), 10 (cycle storage), 12 (public sewer protection), 22 (lighting), 23 (trees), 24 (ecological mitigation statement), 25 (materials), 26 (landscaping, lighting and means of enclosure) and 28 (demolition statement) of planning permission ref 14/01778/FUL for 18 houses.			
Application number	15/00465/DIS	Application type	DIS
Case officer	Mathew Pidgeon	Public speaking time	5 minutes
Last date for determination:	22/05/2015	Ward	Bargate
Reason for Panel Referral:	Request made by Planning Panel due to sensitive nature of the development and proximity to conservation area.	Ward Councillors	Cllr Noon Cllr Tucker Cllr Bogle
Referred by:	N/A.	Reason:	N/A

Applicant: Bedford House Developments Ltd	Agent: Tony Oldfield Architects
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Recommendation Summary	No objection to the discharge of condition 25 (Materials).
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Community Infrastructure Levy Liable	N/A
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Recommendation in Full

1. Approve the Schedule of Materials listed in this report
2. Delegate to the Planning and Development Manager to issue decision regarding the other planning conditions covered by application 15/00465/DIS

1 Background

- 1.1 The application seeks approval for the discharge of conditions that relate to pre-commencement and pre-occupation conditions applied to the conditional approval to application 14/01778/FUL, which the Planning and Rights of Way Panel resolved to grant planning permission for on 13th January 2015. Planning

permission has not yet been issued as the scheme's viability is being tested ahead of a Section 106 legal agreement being signed. The scheme itself relates to the demolition of the existing building on site and the construction of 18 two storey houses. When dealing with the full planning application for the development the Planning and Rights of Way Panel requested that the details of the materials were brought back to the Panel for consideration due to the level of local interest and to ensure that they are of a high quality finish owing to the proximity of the site to conservation area.

2 Proposal

- 2.1 Whilst the application seeks the discharge of 10 separate conditions it is only the condition relating to the proposed external materials that the Planning and Rights of Way Panel are being asked to consider at this time. The remaining conditions will be dealt with in the usual way by Officers under delegated powers.
- 2.2 The applicant proposes to use the following materials in the construction of the development, and material samples will be brought to the Planning and Rights of Way Panel meeting for inspection ahead of determination:

Roof tile: Weinerberger New generation / interlocking slate, Cassisus Style.

Bricks: Cissbury, red multi stock.

Fascia boards: UPVC, dark grey.

Windows and doors: UPVC, dark grey.

Gutters and downpipes: black UPVC.

Hard surfacing; central shared surface street paving: Aquasett - Cornish Natural.

Hard surfacing; car parking spaces: Omega Flow - Charcoal.

3 Consultation Responses and Notification Representations

- 3.1 Neither the City Design Group Leader or the Heritage and Conservation Group Leader have an objection to the use of the materials proposed.

4 Planning Consideration Key Issues

- 4.1 For ease of reference the full wording of the condition 25 is set out below:

*APPROVAL CONDITION - Details & samples of building materials to be used
[Pre-Commencement Condition]*

No development works shall be carried out unless and until a detailed schedule of materials and finishes including samples to be used for external walls, windows, doors, bin storage areas and the roof of the proposed dwellings has been submitted to and approved in writing by the Local Planning Authority. Details shall include all new glazing, panel tints, bricks and tiles, drainage goods, soffit and fascias and the ground surface treatments formed. Development shall be implemented only in accordance with the agreed details.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

- 4.2 The schedule of materials as set out above will be represented at panel by a

sample board. Officers have negotiated these materials, including an improvement to the large interlocking concrete roof tiles that were originally proposed, with the aim of improving the external appearance and finish of the scheme. Officers are now satisfied that the materials chosen will lead to a development that is visually acceptable given the context of the site and character of the local area including the nearby Carlton Crescent Conservation Area.

5 Conclusion

- 5.1 The information provided is sufficient to allow the discharge of Condition 25. Full compliance with the condition will be achieved provided that the site development is carried out in full accordance with the details of the materials submitted.

The remaining conditions listed under planning reference 15/00465/DIS are not yet ready for full clearance and will be done so under delegated authority.

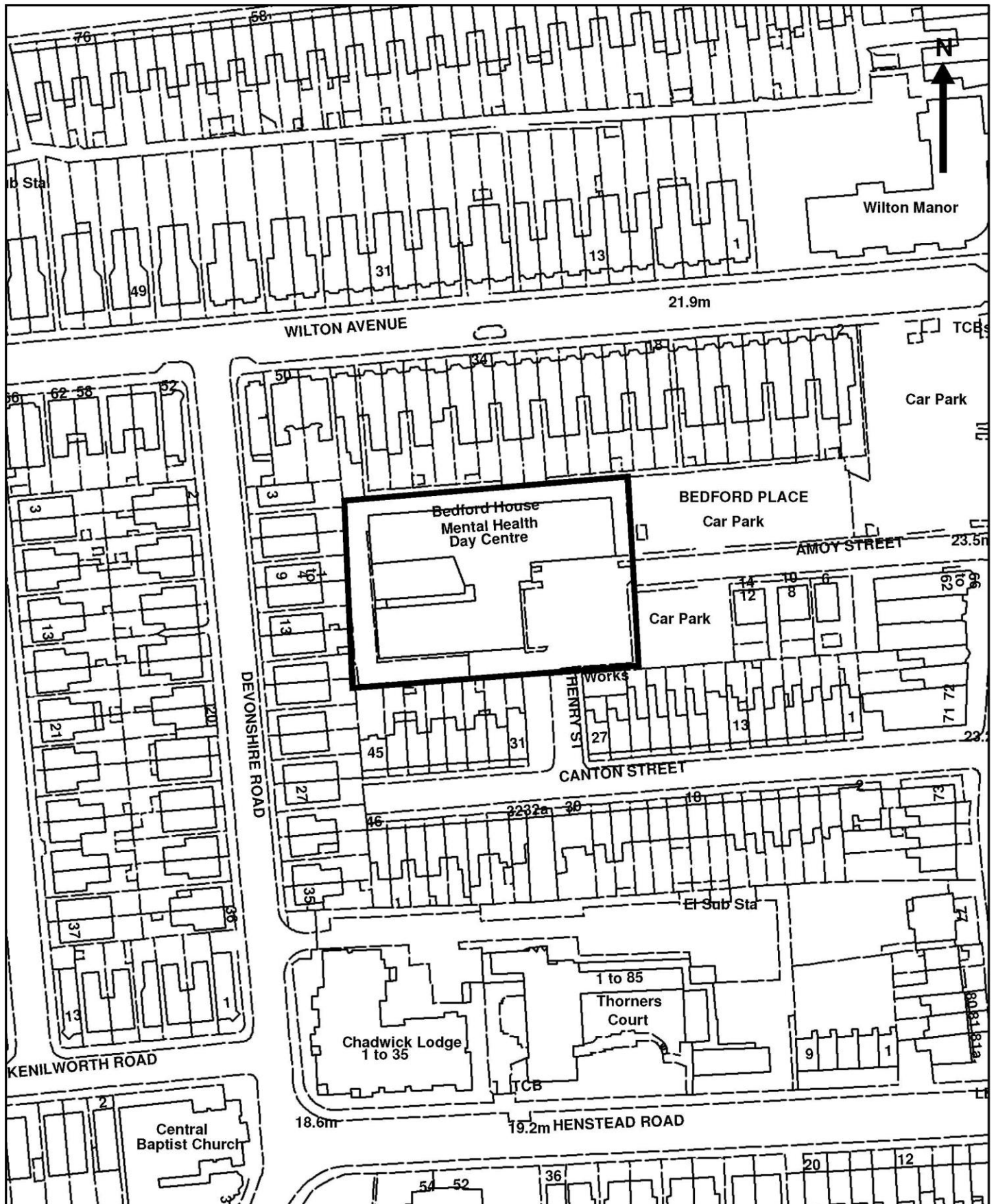
Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1 (a), (b), (c), (d), 2 (b), (c), (d), 3(a), 4 (f), (v) 6 (a), (c), (f), (i), 7 (a)

MP3 for 05/05/15 PROW Panel

15/00465/DIS



Scale: 1:1,250

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