CASE OFFICER'S REPORT

Application Reference:	PL/2023/06906
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	18 October 2023
Case officer:	Meredith Baker

Site Address:	Richmond Cottage, 44 Oxford Street, Ramsbury, Marlborough, SN8 2PG
Proposal:	Discharge of condition 3 of planning application PL/2023/01811 (Removal of existing bike store to No. 44 Oxford Street. Erection of detached two bay open cartshed/store to serve No. 44 Oxford Street. Removal of existing shed, gate and wall to allow for revised vehicular access arrangements for both No's 42 and 44 Oxford Street. Associated hard and soft landscaping; including new walls, gates and fencing).
Recommendation:	Approve

Planning Policy

National Planning Policy Framework (2023) (NPPF)
Wiltshire Core Strategy (WCS, 2015)
Planning Practice Guidance (PPG)
Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990

Consultation Response

Conservation Officer - Initial comments: Comment that the brick mix could be simplified and request for further information.

Final comments: “Photographs have now been submitted of what is understood to be the blend of bricks as listed, and a view of an historic flint wall that is being used as a guide for the inserted flint panels within the brick boundary wall.
Confirmation of these details to tie in the actual bricks with the list already provided confirms that they are an acceptable mix for the new boundary wall. As already discussed, the photographs should be listed as part of the approved plans to confirm adherence with the details.”

Proposal

The discharge of condition 3 pursuant to planning reference PL/2023/01811:

Condition 3:

No development shall commence on site until details of the boundary wall materials (including samples) and the hardstanding to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area and in the interests of preserving the character and appearance of heritage assets.

Assessment

The following information has been submitted to discharge the above conditions:

- Application Form received 14th August 2023
- Brick Specification received 14th August 2023
- Sample Photos of brickwork and paving grid received 14th August 2023

Confirming:
Brick Mix:
- 30% Ascot manufactured by Rodruza BV
- 10% Kingston manufactured by Rodruza BV
- 30% Downs Blend manufractured by Michelmersh
- 30% Old Farmhouse manufactured by Vandersanden

Driveway:
- Plastic Porous Ground Paving Grid seeded with grass

- Photo of blend of bricks to be undertaken received 28th September 2023
- Photo of flint received 28th September 2023
- Photo of flint wall that will be replicated for the inserted flint panel.
- Email from Ros Fitton dated 28th September 2023

The discharge of condition application has been reviewed by the Council's Conservation Officer. Whilst the initial comments outlined that the brick mix could be simplified, the applicant has submitted justification for the mix provided. The photos submitted for the blend of bricks and the flint wall is acceptable and thus is part of the approved documents as the guide on the finished outlook of the materials proposed. With the photographs included within the approved plans to confirm adherence with the details, the materials are acceptable.

With regard to the driveway material, this is considered acceptable and furthermore would prevent adverse noise pollution as raised within the officer report for the planning application. The details are therefore acceptable to discharge the condition.

Conclusion

It is confirmed that the details submitted are acceptable to discharge condition 3 of PL/2023/01811. As such the application for the discharge of this condition is approved.

RECOMMENDATION:

Approve