CASE OFFICER'S REPORT

Application Reference:	PL/2023/08686
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	17 November 2023
Case officer:	Joe Leesam

Site Address:	Rectory House, Ogbourne St George, Marlborough, SN8 1SL
Proposal:	Discharge of Condition 3 and 4 on PL/2023/02713 (Construction of a low-level garden wall)
Recommendation:	Approve

POLICIES

Wiltshire Core Strategy Adopted January 2015):
- Core Policy 57: Ensuring High Quality Design & Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

REPRESENTITIONS

Final Comments:

Conservation – No Objections.

ASSESSMENT

The application before the Council is for the discharge of conditions 3 and 4 of planning consent PL/2023/02713.

Condition 3:
No development above slab level shall commence on site until details and samples of the brick and pitched stone coping 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.

Conservation have been consulted on the submitted details to discharge condition 3 of planning consent PL/2023/02713; following a recommendation to approve the coping stone but objections raised against the initially proposed bricks, they responded to a revised specification of brick stating that the subsequently proposed bricks are considered acceptable. The Final assessment made by the Conservation Officer is as follows:

"These bricks look much better than those provided first, so I would be happy if these are used/approved… The coping stone is fine."

It is therefore considered that the submitted details are sufficient to satisfy this condition.

Condition 4:
No development above slab level shall commence on site until details of brick bond and mortar mix to be used on the proposal 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.

Conservation have been consulted on the submitted details to discharge condition 4 of planning consent PL/2023/02713 and have responded stating that the submitted details are considered acceptable. The final assessment made by the conservation officer is as follows:

“The Flemish bond is a traditional bond and although not usually used in boundary walls, there is some use of Flemish bond within existing boundary walls and so it is not out of character here.”

It is therefore considered that the submitted details are sufficient to satisfy this condition.

CONCLUSION

In conclusion it is considered that the submitted details are adequate to satisfy conditions 3 and 4 of planning consent PL/2023/02713. Development shall be carried out in accordance with the approved details.

RECOMMENDATION:
Approve

I can confirm that the submitted Proposed Brick technical information and sample brick panel, received 02 November 2023 satisfies the brick element of condition 3 and the submitted Brick Photo submitted 09 October 2023 satisfies the coping stone element of condition 3 of planning consent PL/2023/02713.

The information within the Application Form and the Sample Panel, received 09 October 2023 satisfies condition 4 of planning consent PL/2023/02713.

Development shall be carried out in accordance with the approved details.

Please ensure that a copy of this correspondence is kept with the decision notice. If you have any queries, please contact the case officer on their details below.

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