

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09987
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	Oakwood House, 1A Arms Gardens, Sutton Benger, SN15 4FF
PROPOSAL:	Discharge of condition 6 (Materials) of PL/2024/05999

PROPOSAL

This report has been prepared to support the application for the discharge of conditions attached to the planning permission granted for the development at Land at No.3, Chestnut Grove, Sutton Benger, SN15 4TP. The planning permission was granted on 20 November 2024 under reference number PL/2024/05999. This application seeks to discharge the following condition(s):

Condition 6

This report outlines how the conditions have been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATION

N/A

ASSESSMENT

Condition 6:

“No development shall commence above damp proof course until the exact details and samples of the materials to be used for the external walls and roofs 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.”

Case Officer Response:

The submitted details provide the necessary level of information required to allow for consideration of the proposed materials. The site is adjacent to the Sutton Benger Conservation Area and, along with the context of the recently constructed dwellings to the south, provides a somewhat sensitive setting to the site. Further clarification was provided during determination regarding the sandstone colouring of the facing brick and overall the

proposed materials (as set out below) are considered to represent a suitable quality palette for the site and are considered acceptable.

Submitted details:

Darney Sandstone Range Sample – Tech Sheet and case examples
Materiality Document (December 2025 Revision / P01 Project Code / SU)

The above document confirms the following details:

- Roof: Cedral – Birkdale fibre cement slate in blue-black colour
- Elevations: Forest Marble Limestone (Stalbridge Quarries) [south and west elevations] / Baunit Life (0019)[north and east elevations] / Hutton Stone – Darney Heritage sandstone [surrounds / cills / quoins]
- Rainwater goods: Lindal Majestic Galvanised Steel finish

RECOMMENDATION:

To discharge condition no.6