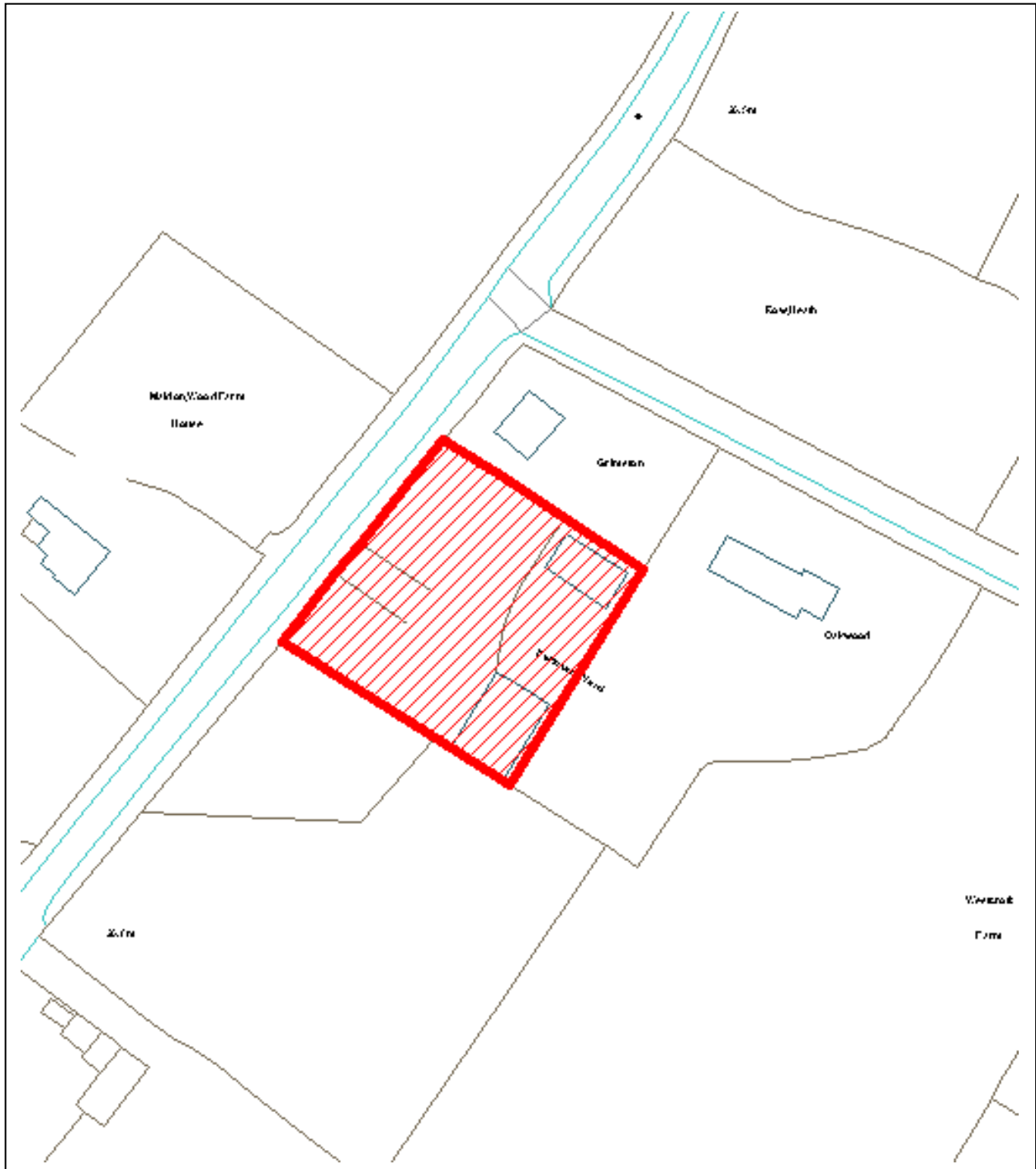


PLANNING COMMITTEE

28 JUNE 2011

REPORT OF THE TEMPORARY HEAD OF PLANNING

**A.10 PLANNING APPLICATION - 11/00528/FUL - FOREMANS YARD, RECTORY ROAD, WEELEY HEATH**



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

<b>Application:</b>	11/00528/FUL	<b>Town / Parish:</b> St Osyth Parish Council
<b>Applicant:</b>	Mr Foreman	
<b>Address:</b>	Foremans Yard Rectory Road Weeley Heath	
<b>Development:</b>	Variation of Condition 3 of planning permission 11/00172/FUL to change roof tile and external cladding colour.	

## 1. Executive Summary

- 1.1 This application is before members as the applicant's daughter works for the Council. The use of ebony wood stain for the walls of the garage is acceptable as the walls will not be prominent in the streetscene.
- 1.2 The use of red concrete pantiles for the roof is unfortunate as the roof will not match the other new dwelling on site. Concrete pantiles do form part of the character of the immediate area and taking the roof materials of the dwelling opposite into consideration, on balance the proposed pantiles are acceptable. Therefore the proposal accords with the Development Plan.

### **Recommendation: Approve**

#### **Conditions:**

- 1) Time Limit
- 2) Development in accordance with the plans
- 3) Materials Condition

#### **Reason for approval:**

The use of ebony wood stain for the walls of the garage is acceptable as the walls will not be prominent in the streetscene. The use of red concrete pantiles for the roof is unfortunate as the roof will not match the other new dwelling on site. Taking the roof materials of the dwelling opposite into consideration, on balance the proposed pantiles are acceptable.

## 2. Planning Policy

### National Policy:

PPS1 Delivering Sustainable Development

PPS7 Sustainable Development in Rural Areas

### Local Plan Policy:

QL9 Design of New Development

### Core Strategy and Development Policies Proposed Submission Document

DP1 Design of New Development

### **3. Relevant Planning History**

- 3.1 In July 2008 an application for two ecohomes (08/00839/FUL) was refused. A resubmission for two sustainable dwellings and associated garages (09/00311/FUL) was approved at appeal in November 2009.
- 3.2 In March 2011 (11/00175/FUL) Members granted permission for a larger garage than was previously approved. It is the external materials of this garage that this application is concerned with.

### **4. Representations**

- 4.1 St Osyth Parish Council have no objection.

### **5. Assessment**

- 5.1 On site one of the approved dwellings and its garage has been built.
- 5.2 Two separate applications have been submitted. One is an application to re-discharge the materials condition attached to the appeal consent for the dwelling that has yet to be built. This will be dealt with by officers under delegated powers and is not before Members. A decision on the materials of the unbuilt dwelling will not be made by officers until this application for the variation of a materials condition relating to the garage has been made by Members.
- 5.3 The walls of the approved garage in the 2011 permission were to be stained in a teak colour and the roof was to be covered in good quality composite slates. This meant the materials of the garage in question would match the house and garage that have already been built on site.
- 5.4 This application has been made as the applicant wants to paint the weatherboarding on the garage ebony (black) and use Redland Grovebury double concrete pantiles in Farmhouse Red for the roof.
- 5.5 The walls of the garage will not be prominent from the public domain and therefore painting them ebony instead of teak is acceptable.
- 5.6 In the immediate area there are dwellings with a mixture of roofing materials. Most importantly directly opposite Foreman's Yard is Maldon Wood Farm House which has concrete pantiles on the roof of the main dwelling and also on the roof of the 3 bay garage located in a position visible from the public domain up the gravel drive. There are also other dwellings in Rectory Road that have concrete pantiles on the roof. Therefore although the composite slate as approved would be preferable, a refusal of the proposed concrete pantiles would not be sustainable at appeal. Therefore an approval is warranted.

### Background Papers

None

**Copies of all written observations on the applications before you for determination are available for inspection up to and including the date of the meeting during normal office hours at the Council Offices, Weeley. Please advise Planning Reception if you wish to see them to ensure the file is available. The file containing the observations will be available in the Council Chamber half an hour before the commencement of the meeting.**