

APPLICATION NO.	P14/V0473/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	4.3.2014
PARISH	STANFORD IN THE VALE
WARD MEMBER(S)	Robert Sharp
APPLICANT	David Wilson Homes Southern
SITE	Land Off Faringdon Road Stanford in Vale Oxfordshire, SN7 8NN
PROPOSAL	Variation of condition 4 of planning permission P13/V0146/FUL
AMENDMENTS	None
GRID REFERENCE	439795/198344

1.0 INTRODUCTION

- 1.1 Application P13/V0146/FUL for 73 dwellings associated open space, structural landscaping and access .was refused on 23 May 2013 but was taken to appeal and allowed by the planning inspector on 10 January 2014.
- 1.2 The current application seeks the variation of the planning inspector applied planning condition relating to construction materials. Details of the external material treatment and finishes for the dwellings were controlled under planning condition 4 to be those specified on the submitted drawing (H6068/ML/01 rev B dated Sept 2012) as considered and agreed as part of the planning appeal.
- 1.3 The planning appeal approved materials consisted of –
- Stone walls - Facing Material Beckstone Oolite
 - Brick Feature - Brick Ibstock Redland Duo Plain Flame Red Cottage Mixture
 - Brick walls - Facing - Wienerberger Blended Red Multi Gilt Stock
 - Brick Feature - Brick Ibstock Cottage Mixture
 - Rendered walls - off white Monocouche through colour render
 - Roof tiles - Redland Richmond 10 Slate Grey
 - Roof tiles - Redland Duo Plain Flame Red
 - Roof tiles - Redland Duo Plain Rustic Brown
 - Ground surfaces - Marshalls Piora Bracken
 - Ground surfaces - Marshalls Piora Brindle
- 1.4 As materials are normally brought to the planning committee for consideration and decision for major developments, the change in the material details as sought by the applicant are presented here for this consideration.

2.0 PROPOSAL

- 2.1 The following materials have been submitted for selected use across the site, those with a * indicate changes to those agreed at appeal –

- Stone walls - Facing Material Beckstone Oolite
- * Brick Feature - Brick Lingfield Red Multi
- * Brick walls - Facing – Maplehurst Light Multi
- * Brick Feature - Brick Lingfield Red Multi
- Rendered walls - off white Monocouche through colour render

Roof tiles - Redland Richmond 10 Slate Grey
Roof tiles - Redland Duo Plain Flame Red
Roof tiles - Redland Duo Plain Rustic Brown
Ground surfaces - Marshalls Priora Bracken
Ground surfaces - Marshalls Priora Brindle

The attached layout plan indicates the proposed distribution which equates to the arrangement as considered at appeal with the direct substitution of material types as indicated above.

- 2.2 The three materials shown to be changed are based upon the unavailability of the original chosen materials. The applicant has indicated that the original materials have been discontinued by the manufacturer and the replacements submitted for consideration are similar in broad colour, appearance and texture.
- 2.3 In comparing the substitute materials there is a broad similarity between the original facing brick - Wienerberger Blended Red Multi Gilt Stock and the substitute facing brick – Maplehurst Light Multi, as both are a brown brick though the latter is more uniform in colour from the details as submitted.
- 2.4 The original feature brick - Ibstock Redland Duo Plain Flame Red Cottage Mixture had a distinctly blue burn contrast to the core orange colour which was quite pronounced in the details as considered at appeal. The brick also has a rough textured finish. The substitute feature brick - Lingfield Red Multi is a much more consistent brick in orange colour with slight blue burn markings shown. This brick has a slight rivened finish. The overall change would be for a more warm orange appearance with less burn contrasts than the greater blue burning markings and overall darker hue of the original brick choice.
- 3.0 **REPRESENTATIONS**
- 3.1 Unusually for such an application to vary a materials condition, a number of representations have been received. These have been submitted by the Stanford in the Vale Parish Council and from three local residents and one from a business operating from the nearby employment site. Of the representations made, one includes comments on materials agreed at appeal and which are not submitted for change, these comments have therefore been set aside. One comment indicates increased business activity and associated increase in worked hours and general disturbance (noise, light) may occur. This view has no relevance on the application under consideration.
- 3.2 The parish council objects to the application on the basis that they prefer materials closer to those specified at appeal.
- 3.3 One representation on the materials the subject of this submission considers the new bricks (i.e. the Maplehurst light multi with Lingfield red multi) for the houses as a more subtle shade than previously selected.
- 3.4 Two comments consider that the proposed substitute bricks are not suitably similar in colour to be used as a comparative alternative replacement, with the colour and style not in keeping with the style of existing much older buildings on the same side of the A417. The substitute brick are viewed as making the development much more noticeable and not in keeping with the general location.

4.0 **CONCLUSION**

4.1 The substitute materials would have a visual difference to those originally agreed, with a greater predominance of orange brick colour. The change is not considered to be harmful to the overall appearance of the housing estate development and would not be visually unacceptable in terms of the wider character of the area.

4.2 Overall the submitted materials offer a palette of finishes which would lend a sympathetic character to the development within the setting of the new residential estate environment to be created. The closest other residential properties lie opposite the site to the east and along the main through road to the south. The existing housing areas have minimal influence in impact on the character of this development site which would be read as an entity in its own right.

5.0 **RECOMENDATION**

5.1 That the materials and finished treatments as presented are accepted and that the variation to condition 4 relating to construction materials on planning permission P13/V0146/FUL granted on appeal be agreed.

Author / Officer: David Rothery – Major Applications Officer
Contact number: 01235 540349
Email address: david.rothery@southandvale.gov.uk