

Application No:	2018/2604	Application Type:	CCC
Case Officer:	Peter Brooks	Ward:	Cobham and Downside Ward
Expiry Date:	26/10/2018		
Location:	1 Oxshott Rise Cobham Surrey KT11 2RW		
Proposal:	Confirmation of Compliance with Condition: 3 (Materials Samples) of planning permission 2018/1094.		
Applicant:	Fairmile Homes Ltd		
Agent:			
Decision Level:	If Compliance Confirmed - Sub-Committee If Compliance Refused - Sub-Committee		
Recommendation:	Confirm Compliance		

Representations: 10 letters of objection from 9 addresses (1 outside the borough) and 1 of observation have been received raising the following points:

- Proposed material finish would be out of keeping
- Other applications in the area have been rejected (2017/3507)
- Materials condition was added by members to control this matter
- Matter of the materials raised as a point of objection to the original application

R e p o r t

Description

1. The application site comprises a detached dwelling located to the north west of the junction of Oxshott Rise and Mizen Way.

Constraints

2. None relevant to the determination of this application.

Policy

3. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

Core Strategy 2011

CS1 – Spatial Strategy

CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside

CS15 – Biodiversity

CS17 – Local Character, Density and Design

Development Management Plan 2015

DM1 – Presumption in favour of sustainable development

DM2 – Design and amenity

DM6 – Landscape and trees

DM7 – Access and parking

DM8 – Refuse, recycling and external plant

Design & Character SPD 2012

& Companion Guide: Cobham, Oxshott, Stoke D’Abernon and Downside

4. Relevant Planning History

Reference	Description	Decision
2018/1094	Detached two-storey house with rooms in the roof space, dormer windows, attached garage, gates and piers to a height of 2.1m and changes to boundary with 3 Oxshott Rise following demolition of existing house.	Permit

Proposal

5. This application relates to the Confirmation of Compliance with Conditions: 3 (Materials Samples) of planning permission 2016/3715.

6. Consultations

7. None.

Positive and Proactive Engagement

8. The revised NPPF requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.
9. No formal pre-application advice sought prior to the submission of this application.

Planning Considerations

10. The only consideration here is the determination of condition 3 is whether the submitted details are acceptable in terms of the requirements of the aforementioned condition.
11. Condition 3 requires the submission of samples to be used on the external faces and roof of the building approved. Samples were submitted as part of this application (listed below), and also photographic evidence of comparable white rendered properties in the immediate and wider local areas. Whilst the proposal would result in a different material to finish to that on the existing dwelling, it is considered in this instance, due to the presence of other rendered properties of a light colour in the local area, as demonstrated by the applicants supporting information, this development would have an acceptable impact upon the character of the area.
12. Each planning application must be assessed on its own merits and so an example of a refusal on a different site, whilst noted, is not considered to carry sufficient weight to warrant recommending refusal in this instance. As such it is recommended this condition be discharged.

Materials to be approved

Parex render – Monoblanco sponged (physical sample submitted)

Grey roof slate (physical sample submitted)

Windows – Sliding Sash Timber Windows. White with Georgian bars.

Mouldings/stone – Concrete/wet cast colour to match or close to the render sample (Portland)

Matters raised in Representations

13. Referred in the above report.

Conclusion

14. The details submitted are considered acceptable and as such the recommendation is that condition 3 be discharged.

The proposed development does not require a CIL payment

Recommendation: Condition(s) - Confirm Compliance