

Reference number: MA/14/0828

Amendments to recommendation:

As Members will be aware, the Ministerial Statement of 25th March 2015 precludes Local Planning Authorities from imposing conditions requiring compliance with technical housing standards in cases where there are no existing policies, and withdrawing the Code for Sustainable Homes. As such, conditions can no longer be imposed on planning permissions seeking compliance with the Code for Sustainable Homes and technical housing standards, and these matters will henceforth be dealt with under Building Regulations. I therefore propose to delete condition 11, and renumber all subsequent conditions accordingly (amending conditions 15/14 [surface water drainage flood attenuation] and 18/17 [landscaping] to refer to correct condition 14/13 [FRA and SuDS], and condition 4 [boundary treatments] to refer to correct condition 17/16 [acoustic protection]).

The recommendation on the papers refers to outline planning permission; for the avoidance of doubt, the application before Members is for full planning permission.

I have reconsidered the wording of condition 3 (architectural detailing), and have concluded that in light of the absence of an intended occupier for the retail unit on the site it is unreasonable to require the details of the proposed shop front of this element of the proposal to be submitted prior to the commencement of the development. As such, I propose an amended condition 3 omitting this element from the scope of the condition, and propose an additional condition requiring the submission of details of the shop front prior to commencement of the build out of the retail unit and implementation of the subsequently approved details.

Amended condition 3:

“No development shall take place until details in the form of large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved in writing by the Local Planning Authority;

- i) Details of the roof overhangs and eaves, which shall include rafter feet to dwellings in prominent locations within the site; and*
- ii) Details of windows and doors and recesses/reveals (which shall be a minimum of 70mm); and*
- iii) Details of the junction of the timber boarding and the brickwork.*

The development shall be undertaken in accordance with the approved details and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and a high quality of design.”

Additional condition 42:

“The construction of the retail unit of the development hereby permitted shall not commence until details of the shop front to the retail unit in the form of large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved in writing by the Local Planning Authority;

The development shall be undertaken in accordance with the approved details and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and a high quality of design.”

Recommendation:

Subject to the amendments set out above, my recommendation remains unchanged.