

MC/16/1472

Date Received: 1 April, 2016

Location: Southern House, Capstone Road, Chatham, ME5 7QA

Proposal: Details pursuant to conditions 3, 4, 6, 9, 11, 16, 18 and 20 attached to planning permission MC/15/3743, which relates to the demolition of redundant office and laboratory buildings and construction of 71 x three-bedroom houses, 11 x four-bedroom houses, 12 x one-bedroom flats, 8 x two-bedroom flats and 8 x three bedroom flats, together with 193 car parking spaces and associated landscaping.

Applicant: Brooke Homes Developments Ltd

Agent: Mr A Rayner Level Architecture 11 Darcy Court East Malling
ME19 6AA

Ward Luton & Wayfield

Case Officer Doug Coleman

Contact Number 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 24 August 2016.

Recommendation - Details submitted pursuant to condition 4 be approved

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

Planning permission MC/14/2737 was granted with conditions attached for the demolition of redundant office and laboratory buildings and construction of 71 x three-bedroom houses, 11 x four-bedroom houses, 12 x one-bedroom flats, 8 x two-bedroom flats and 8 x three bedroom flats together with 193 car parking spaces and associated landscaping.

Planning permission MC/15/3743 was a variation of condition 2 of MC/14/2737, to allow a minor material amendment to the planning permission.

This application has been submitted to seek the discharge of conditions 3, 4, 6, 9, 11, 16, 18 and 20.

This report is specifically in relation to the discharge of condition 4, which relates to the external materials. The materials being proposed are listed below and samples of the materials have also been submitted.

Terraced houses

- Hanson Lindum Cottage Red Multi brick as the main brick;
- Hanson Harbour Buff Multi brick as a feature brick forming a band between ground and first floor and a feature between windows on the front and rear elevations;
- Standing seam colourcoat urban roof - anthracite;
- Polyframe SBD uvpc windows;
- Proprietary clad fibreglass dormers and velux windows;
- GRP Composite Diamond (or equally approved) front doors;
- Steel framed binstores (colour white);
- Anthracite colourcoat urban rainwater goods.

Flat blocks (M and N)

- Hanson Lindum Cottage Red Multi brick as the main brick at ground floor level;
- Hardiepanel Cladding Artic White smooth finish cladding at first and second floor levels;
- Hardiepanel Cladding Iron Grey smooth finish cladding at second floor level;
- GRP 185 flat Polyroof - colour Battleship Grey;
- Polyframe SBD uvpc windows;
- GRP Composite Diamond (or equally approved) front doors;
- GRP flat roof entrance door canopy;
- Black powder coated steel hand rails for balconies;
- Anthracite colourcoat urban rainwater goods.

Other Materials

- Kentish Ragstone Walls;
- Hanson Lindum Cottage Red Multi brick on external walls;
- Brett Autumn Gold Alpha Antique Paving slabs for footpaths;
- Brett Brindle Antique Paving slabs for parking bays;
- Brett Charcoal Alpha Antique Paving slabs for parking bay edging

Other samples have been included but these related to materials to be used internally and as such do not relate to this condition.

Relevant Planning History

MC/16/2437

Details pursuant to conditions 3,4,6,9,11,16,18 and 20 on planning permission MC/15/3743 for variation of condition 2 to allow a minor material amendment to planning permission MC/14/2737

Withdrawn - Invalid 16 June, 2016

MC/15/3743	Variation of condition 2 to allow a minor material amendment to planning permission MC/14/2737 Approved With Conditions 3 June, 2016
MC/16/0263	Details pursuant to conditions 9 and 12 on planning permission MC/14/2737 for demolition of redundant office and laboratory buildings and construction of 71 x three-bedroom houses; 11 x four-bedroom houses; 12 x one-bedroom flats; 8 x two-bedroom flats and 8 x three bedroom flats together with 193 car parking spaces and associated landscaping Withdrawn by Applicant 3 May, 2016
MC/16/0884	Details pursuant to condition 16 on planning permission MC/14/2737 'Demolition of redundant office and laboratory buildings and construction of 71 x three-bedroom houses; 11 x four-bedroom houses; 12 x one-bedroom flats; 8 x two-bedroom flats and 8 x three bedroom flats together with 193 car parking spaces and associated landscaping' Discharge of Condition 21 April, 2016
MC/15/3321	Details pursuant to conditions 6,9,11,12 and 16 on planning permission MC/14/2737 for Demolition of redundant office and laboratory buildings and construction of 71 x three-bedroom houses; 11 x four-bedroom houses; 12 x one-bedroom flats; 8 x two-bedroom flats and 8 x three bedroom flats together with 193 car parking spaces and associated landscaping Split Decision 27 November, 2015
MC/14/2737	Demolition of redundant office and laboratory buildings and construction of 71 x three-bedroom houses; 11 x four-bedroom houses; 12 x one-bedroom flats; 8 x two-bedroom flats and 8 x three bedroom flats together with 193 car parking spaces and associated landscaping Approval With Conditions 28 August, 2015

Representations

The application does not require public consultation.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2012 and are considered to conform.

Planning Appraisal

Background

When the planning application MC/14/2737 was considered by Committee on 29 April 2015, planning permission was granted subject to a S106 agreement and provided that the materials were referred back to the Committee for determination. The Section 106 agreement was concluded and the planning permission granted on 28 August 2015.

Subsequently, the applicants applied for a minor material amendment to vary condition 2 to introduce new drawings. That application was approved on 3 June 2016 and has become the substantive application (MC/15/3743). It is therefore condition 4 of this permission that the applicant is seeking to discharge.

Condition 4 states:

No development above slab level shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

Other details, submitted pursuant to conditions listed as part of this application (3, 6, 9, 11, 16, 18 and 20), have now been discharged.

Street Scene and Design

The only issue for consideration is the acceptability of the proposed materials having regard to the provisions of Policy BNE1 of the Local Plan and Paragraphs 56, and 60 of the NPPF.

The various materials need to be assessed in terms of how they come together to create a development that it is aesthetically pleasing, has its own character, yet compliments the character of its surroundings. It is considered that taken as a whole, the development achieves this.

The predominant material is red brick, which is a feature on other residential properties in the area and as such is considered to be appropriate. The buff brick represents a contrasting feature that will break up the terrace and impart a rhythm to each terrace. The terraces are further broken up by carefully designed porches and bin stores that form regular projections at ground floor level. The seam metal roof sheets are an appropriate modern material that matches the detailing of the terraces.

The flats, as re-designed, present a more contemporary appearance, which is emphasised by the use of flat cladding panels above ground floor level. The

combination of bricks at ground floor level, with white cladding to the first and second floors and grey cladding for the third floor give a horizontal emphasis to the two buildings. However, the recessed balconies at the front break up this elevation and add interest to its appearance.

In addition to the materials to be used on the proposed buildings, details of other materials have also been submitted. Boundary walls are proposed to be constructed in the same brick as the houses and flats and would therefore blend in with the development. A ragstone wall is proposed for the site entrance and would provide an attractive feature. Appropriate materials have also been selected for the paving slabs and parking bays.

Having regard to the above considerations, the proposed materials are considered to be acceptable and as such the proposed development is considered to be in accordance with Policy BNE1 of the Local Plan and Paragraphs 56 and 60 of the NPPF.

Local Finance Considerations

No local finance considerations are raised by this application to discharge condition 4.

Conclusions and Reasons for Approval

The proposed materials are considered to be acceptable in relation to the character and appearance of the area and would comply with Policy BNE1 of the Local Plan and Paragraphs 56 and 60 of the NPPF. The application to discharge condition 4 is recommended for approval.

The discharge of conditions would normally be determined under delegated powers but is being referred for Committee determination at the request of the Committee when approving the original application.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>