

RECOMMENDATION NOTE

REFERENCE:	18/00962/DETAIL	DATE:	01.06.2018
SUBJECT	Appraisal	OFFICER:	Hannah Donnellan
ADDRESS	16 Prospect Road Sevenoaks KENT TN13 3UA		

Proposal

Details pursuant to condition 4 (samples of the doors and windows) of SE/17/02136/HOUSE.

Consultation

None

Appraisal

Recent Planning History

17/02136/HOUSE	Construction of rear dormer roof addition and changes to existing fenestration.	GRANT	29/09/2017
----------------	---	-------	------------

Description of Proposal

Information has been submitted pursuant to condition 4 of SE/17/02136/HOUSE. For clarification condition 4 states:

“No development shall be carried out on the land until samples of the doors and windows, have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved samples. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

The details submitted include:

- Technical detail drawings of windows
- Manufacture’s details
- Sample of proposed window
- Sample of proposed door.

Details of the proposed windows and doors to be installed are as follows:

Consideration

The reason the condition was attached was to ensure the proposed doors and windows would not adversely impact the visual amenities and character of the conservation area in accordance with Policy EN4.

The proposed the windows and door samples will be in white bespoke 'heritage' UPVC to visually match the existing units. Whilst the units are UPVC there is both a precedent for UPVC units in the locality and the frames are furthermore are finished with a woodgrain textured effect that visually emulates white painted timber frame.

Considering the above details and that the building itself is not listed it is considered that the proposed units are in keeping with the character of the locality and would not adversely harm the setting of the Hartslands conservation area in accordance with Policy EN4.

Conclusion

It is considered that the submitted information meets the requirements requested of condition 4 (samples of the doors and windows) of SE/17/02136/HOUSE. For this reason I recommend that the details for the new dwelling be discharged.

Recommendation

Discharge condition 4

Case Officer: Hannah Donnellan

Date: 01.06.2018

Team Manager: Mark Mirams

Date: 01.06.2018