

Application reference: 23/2367/DD01
FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
28.06.2024	28.06.2024	23.08.2024	23.08.2024

Site:

Car Park, Brooklands Place, Hampton,

Proposal:

Details pursuant to condition BD12 - Schedule of Materials

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Milo Send Ltd
3 The Green
Wimbledon
SW19 5AZ
United Kingdom

AGENT NAME

Jamie Payne
Ubique Architects
5 Ashley Road
Gillingham
ME8 6TT
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:**Internal/External:****Consultee****Expiry Date****Neighbours:**

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History: Development Management, Appeals, Building Control, Enforcements:Development Management

Status: WDN

Date:17/02/2021

Application:20/2677/FUL

Construction of terrace of 3 family houses

Development Management

Status: GTD

Date:02/02/2022

Application:21/3330/FUL

Construction of terrace of 3 family houses with associated parking and landscaping.

Development Management

Status: GTD

Date:11/11/2022

Application:21/3330/NMA

Non material amendment to planning permission 21/3330/FUL - to amend the elevation appearance of the 3 proposed new build units. To the front elevation the proposal seeks to remove the Ground floor WC window and at first floor level the relocation and enlarge of the bathroom/study window over the front door. To the rear elevation at ground floor level we seek to join the originally approved double patio doors arrangement to a more modern single opening to allow for

folding sliding door arrangement. An overall brick detailing has been indicated on the elevations to align with the existing 'Brooklands Place' units.

Development Management

Status: GTD
Date:14/12/2022

Application:21/3330/DD01
Details pursuant to condition U0117385 - Drainage Strategy, U0117386 - Construction Works - Ecology, U0117387 - Hard and Soft Landscaping Works, U0117388 - Green biodiverse roof, U0117391 - Construction Method Statement (IN PART), BD12 - Details - Materials to be approved, and DV29F - Potentially Contaminated Sites (IN PART), of planning permission 21/3330/FUL.

Development Management

Status: GTD
Date:06/03/2023

Application:22/3677/VRC
Variation of condition Application Reference Number: 21/3330/FUL & 21/3330/NMA - Condition Number(s): U0071004 - Decision Drawings. First floor extension to side of plot 1. Ground floor single storey rear extension to plot 1.

Development Management

Status: VOID
Date:01/08/2023

Application:22/3677/VOID
Non material amendment to planning approval 22/3677/FUL to allow for amendment the rear elevation and internal layout changes at second floor of the 3 proposed new build units. To the rear elevation we are seeking to add discrete infills between dormers; At second floor we seek to change the positions of the doors to the en-suites

Development Management

Status: REF
Date:11/08/2023

Application:22/3677/NMA1
Non-material amendment to application 22/3677/VRC dated 06.03.2023, to allow for amendments to the rear elevation and internal layout changes at second floor, of the 3 proposed new build units. Amendments comprise adding infills between dormers on the rear elevation; and changing the positions of the en-suite doors at second floor level

Development Management

Status: GTD
Date:06/11/2023

Application:23/2367/VRC
Variation of planning approval 22/3677/VRC - condition Number(s): U0151458 - Approved Drawings to allow to amend the rear elevation and internal layout changes at second floor of the 3 proposed new build units. To the rear elevation we are seeking to add discrete infills between dormers. At second floor we seek to change the positions of the doors to the en-suites. This is to allow access to the en-suites from 2nd floor bedroom as originally planning approved.

Development Management

Status: PCO
Date:

Application:23/2367/DD01
Details pursuant to condition BD12 - Schedule of Materials

Enforcement

Opened Date: 11.09.2023
Reference: 23/0418/EN/UBW

Enforcement Enquiry

Enforcement

Opened Date: 01.12.2023
Reference: 23/0553/EN/BCN

Enforcement Enquiry

23/2367/DD01

Car Park Brooklands Place Hampton

Site, history and proposal

Application 23/2367/FUL granted planning permission for the 'Variation of planning approval 22/3677/VRC - condition Number(s): U0151458 - Approved Drawings to allow to amend the rear elevation and internal layout changes at second floor of the 3 proposed new build units. To the rear elevation we are seeking to add discrete infills between dormers. At second floor we seek to change the positions of the doors to the en-suites. This is to allow access to the en-suites from 2nd floor bedroom as originally planning approved,' subject to various conditions and informatives.

22/3677/VRC-had granted permission for 'Variation of condition Application Reference Number: 21/3330/FUL & 21/3330/NMA - Condition Number(s): U0071004 - Decision Drawings. First floor extension to side of plot 1. Ground floor single storey rear extension to plot 1.'

21/3330/FUL- had granted permission for the 'Construction of terrace of 3 family houses with associated parking and landscaping.'

This submission seeks consent Details pursuant to condition BD12 - Schedule of Materials.

This condition states:-

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

The applicant has submitted a schedule of materials as follows:-

Yellow – London Smeed Dean – Wienerberger-



Soldier Course & Detail Brickwork:- Red – Durham Red Multi Stock



Main Roof Tile: Marley Riven Edgemere Interlocking Roof Slate

Dormer: Cedral – Fibre Cement cladding - Slate Grey to match roof tile TBC

Rear Flat Roof: Extensive Green Roof System Bauder – or similar approved TBC - Seeded Extensive Green Roof – with Flora 3 seed mix

Bauder - BioSOLAR Integrated Green Roof Panel System - or similar approved TBC in Roof



Rainwater Goods- ROUND uPVC – Dark Grey-

WINDOWS & FOLDING SLIDING DOORS:-

uPVC –White – Windows

uPVC – Anthracite Grey - Bi-fold door

Public and other representations

No consultations undertaken

Professional Comments

The design and access statement submitted with application 21/3300/FUL states:-

The car park site in question is fairly hidden from public view, it is not visible from Windmill Road and can only be seen when walking up Brooklands Place. As such the design considerations have been taken from the existing dwellings on Brooklands place. It is considered that the best option is for a terrace of three family homes of a similar size to those Brooklands Place and also built over 3 floors. These will be constructed in the same style and with very similar materials to the existing buildings (see photo below).



Photo of neighbouring properties on Brooklands Place

The proposed materials are considered to satisfactorily reflect the materials used in nearby properties hence an approval of BD12 is considered appropriate in this case.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): A.Vedi

Dated: 26/07/2024

I agree the recommendation: SGS

Senior Planner

Dated:26/7/2024.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
