

#### PLANNING REPORT

# **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

Ubique Architects
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:** 

-

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

**Development Management** 

Status: WDN Application:20/2677/FUL

Date:17/02/2021 Construction of terrace of 3 family houses

**Development Management** 

Status: GTD Application:21/3330/FUL

Date:02/02/2022 Construction of terrace of 3 family houses with associated parking

and landscaping.

Development Management

Status: GTD Application:21/3330/NMA Date:11/11/2022 Non material amendment

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

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.

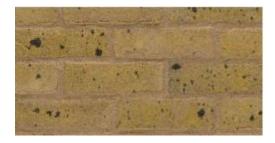
This condition states:-

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.

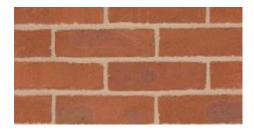
REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

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 siz 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 COMMITTE	E				
This application is CIL liable			YES* (*If yes, complet		NO in Uniform)	
This application requires a Legal Agreement			YES* (*If yes, complet		NO oment Condition Mor	nitoring in Uniform)
This application has representations online (which are not on the file)			YES		NO	
This application has representations on file			YES	1	NO	
Case Of	ficer (Initials): A.Vedi	Dated: 2	26/07/2024			

I agree the recommendation: SGS

