



Development Management  
Planning Department  
Place

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The person dealing with this matter is: Rosie Dennis  
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Our Application Reference Number: 17/02334/FUL01

Date: 07.06.21

Mr & Mrs Sijuade,  
C/O Mr S Nagpal,  
10 Winborne Avenue,  
Chislehurst  
BR7 6RQ

**BY EMAIL**

Dear Mr Nagpal,

**Re: Details of condition 3 (materials and finishes), 5 (screening), 6 (bicycle storage), 7 (refuse and recycling), 8 (visibility splays) and 9 (Building regs accessibility) pursuant to planning permission 17/02334/FUL for Erection of a two-bedroomed detached dwelling with two associated car parking spaces with access onto Fairfield Close. 49 Queenswood Road, Sidcup, Kent, DA15 8QP**

Planning permission was granted for the application on the 20/12/2017. This expired in December 2020. However, the Business and Planning Act 2020 allowed for an extension of certain planning permissions to the 1<sup>st</sup> May 2021 due to COVID-19. The conditions application contained pre-commencement conditions that were required to be discharged before construction started. Whilst the conditions were not approved before the 1<sup>st</sup> May 2021, Building Control records show commencement notices (ref. 21/03077/IN and 21/03406/IN) display that commencement has commenced prior to this date. An Initial Inspection Report (dated 01/05/2021) was provided alongside supporting photographs that show that the foundations have been excavated and laid. On this basis, it is considered the permission was implemented.

The decision on this application to determine the above conditions in full has been made on the basis of the following submitted plans and documents:

## **RELEVANT PLANS/DOCUMENTS**

- Application form;
- Drawing No. 680-01 Planning condition 3 – External walls and roofs
- Drawing No. 680-02 Planning condition 5 – Means of enclosure, bins, bikes and splays
- Drawing No. 680-03 Planning condition 5 – Means of enclosure – Boundary To Front
- Drawing No. 680-04 Planning condition 5 – Means of enclosure – Timber Fencing
- Drawing No. 680-05 Planning Condition 9 Part M4(2) Compliance

### **Condition 3 (materials and finishes)**

The plans show that the walls would comprise Ibstock Leicester weathered brick; the roof would be of Redland Concrete plain rustic tiles; the windows would be white uPVC double glazed; and the doors would be black / anthracite composite.

This material treatment is commensurate to other dwellings within the vicinity of the site. It is considered that this would be visually acceptable from within the streetscene.

The details are acceptable and the condition can be discharged.

### **Condition 5 (screening)**

The front boundary would comprise a low wall (approximately 1 metre tall) ended with brick piers. The material treatment of the wall comprises Ibstock Leicester weathered red brick with Ibstock Himley ebony black detailing on the edges. The close boarded fence would be visible from the front and would surround the remaining boundary. This would be of approximately 1.8 metres in height. It is considered that this would be commensurate to the boundary treatment of dwellings within the vicinity of the site and would be visually acceptable from the streetscene.

The details are acceptable and the condition can be discharged.

### **Condition 6 (bicycle storage)**

The plans show that a larch bike shed with a green roof would be provided that would fit two bicycles. This would be located to the side of the building behind the car parking space. In accordance with the response from the Highway Authority, no objections are raised in relation to the submitted details.

The details are acceptable and the condition can be discharged.

### **Condition 7 (refuse and recycling)**

Three waste bins would be provided to the side of the building. There would be a separate access to the bins to allow them to be taken to the street. Whilst no structural storage facility has been provided, the bins would not be visually prominent from the public realm. They are easily accessible for the occupiers and for the collection of the