

Discharge of condition report					
<b>Application ref</b>	23/03544/DETAIL	<b>Officer</b>	Hannah Donnellan	<b>Date</b>	15/12/2023
<b>Address</b>	31 Oxenhill Road Kemsing Sevenoaks Kent TN15 6RG				
<b>Description of proposal:</b>					
Details pursuant to condition 2 (materials) of 23/01966/HOUSE					
<b>Relevant planning application:</b>					
23/01966/HOUSE	Ground floor rear extension. Loft conversion with rear dormer. Juliet balcony. New porch. Rooflights. Internal alterations. Alterations to fenestration. Alterations to roof.			GRANT	11/09/2023
<b>Condition and Reason:</b>					
<p>Notwithstanding the approved plans and details, other than site clearance and construction of the single storey rear extension and front porch hereby permitted, no works shall commence until details of the materials to be used in the construction of the rear dormer have been submitted to and approved in writing by the Local Planning Authority. The details shall include photographs and product details of the materials to be used on the external walls of the dormer. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.</p>					
<b>Consultations (x) or N/A:</b>					
<b>Consultee</b>	<b>Comment</b>				
N/A					
<b>Principal issues:</b>					
<ul style="list-style-type: none"> <li>To ensure that the materials would be appropriate for the appearance of the existing building and character of the area</li> </ul>					
<b>Assessment</b>					
<p>The applicant has submitted details of the proposed facing tile in accordance with the requirements of the condition. The new dormer would be clad in plain Redland 'terracotta' tiles. The proposed tiles would have a traditional appearance and colour palette similar to other tiles on the dwelling and area. As such, the materials would preserve the character of the dwelling and area in accordance with the purpose of the condition and it is recommended that the condition is discharged.</p>					
<b>Recommendation (x):</b>					
<b>Grant</b>	X				
<b>Manager/Principal</b>	A Salter		<b>Date</b>	15.12.23	