

1 Proposal

1.1 This is an application for approval of materials to discharge condition 3 imposed on APP/13/01280 which was for a first floor side extension, single storey rear and front extension, new fenestration, and internal alterations.

1.2 The materials originally submitted were as follows:

Roofs - Marley modern interlocking concrete tile - smooth grey to match existing

Flat roof - laminated/poured glass reinforced plastic - colour Dove Grey

Upper walls - Engineered 'Western Red Cedar' shiplap boards with preservative stain and UV lacquer (sample provided)

Lower walls - Render painted white

New & replacement window frames & sliding doors - Stove enamelled aluminium frame - colour Anthracite (sample provided)

Entrance door - Engineered oak, danish oil finish

2 Planning Considerations

2.1 Esmond Close is a cul-de-sac of detached dwellings having deep red/brownish brick beneath plain tile roofs - several of the dwellings have first floor elements of dark red or brown tile hanging; and some have ground floor painted brick/render panels. The neighbouring dwelling has ground floor white front elevation.

2.2 The overall visual appearance of the cul-de-sac is of dark red brick and the use of cladding was objected to by neighbours at application stage - though I think they had imagined modern grey cladding. The submitted sample of Western Red Cedar is a muted medium wood colour and will blend with the warm red tones of the area. However, there was concern at the use of dark grey window frames and white render, which would fundamentally change the visual appearance to a 'cold/contrasting black & white' modern appearance - this would be out of keeping with the style of the dwellings in the cul-de-sac.

2.3 Following further discussions with the applicant, revised materials details have been submitted as follows:

"1) The timber cladding to be stained with Sadolins Extra '**Burma Teak**'. With 'Classic' top coat preservative.

2) The window frames on the front (east) elevation to be **white**. (Mostly as existing).

3) Door and window frames at the rear (west) to be RAL 7032 '**Pebble Grey**'.

4) Rendered walls to be **WHITE**.

5) The roof tiles are **grey** (stone slate pattern). We are paying over the odds for salvage tiles to match both colour and profile."

2.4 The Burma teak stain will ensure the original warm colour will be retained and the wood will not fade or weather to silver in the long term. The use of traditional white window frames on the front elevation will also match others in the cul-de-sac and be visually appropriate; to the rear the use of grey frames will have no impact on the public view of

the site so is not objectionable. Finally the white render has been discussed at length with the applicant and concluded to be the best option. Because the extension is timber framed it won't support bricks, and further cladding would be too imposing and not provide a contrast expected of a forward front gable. Alternative colours were discussed, but since the neighbours house has white it was agreed that the simplicity and consistency of using white is probably better in street scene terms than introducing a further colour.

- 2.5 On balance it is considered that the revised materials with burma teak stained wood and white window frames, would give a warmer muted colour and satisfactorily blend with the overall visual character of the street. therefore it is recommended to approve the revised materials schedule.

Agreed & 31/7/14

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/14/00727

(A)

(B) for the following reasons/subject to the following conditions