

5 September 2024

Attention: Liz Harrison
Planning Department, Eastleigh Borough Council
By email only

SLR Project No.: 402.064843.00001

**RE: Discharge of conditions 20 and 21 of full planning permission F/19/86233
Land to the North and East of Boorley Green, Winchester Road, Botley, SO32
2UA**

SLR Consulting have been requested to provide additional information for conditions 20 and 21, to support application reference: DC/22/94320.

Condition 20 stated:

'No development above slab level shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.'

The following additional information was requested for condition 20:

'Comments received 21/06/2024: I note that you are seeking to amend the proposed materials for plots 1-9, however the External Materials Schedule in the Appendices to the Conditions 20 & 21: Materials – rev E document rec/d 10.5.24 has reverted back to rev E dated 13.09.23, despite a previous rev F having been submitted and changes being made to the proposed brick for the retail units and plots 1-9. Please amend the External Materials Schedule to give it a new rev letter and date. In amending it please also ensure that for Block B the Cladding column of the schedule indicates the use of weatherboarding and tile hanging, as this was a change that had been made in the previous rev F of the schedule and needs to be repeated in the latest revision. Please then also amend the main title of the overall document with a new revision number and date.'

Please also note the changes required to the External Materials Schedule in relation to Condition 21b – Door Colours.'

Response:

Please find attached amended Materials Schedule Revision G – August 2024

Condition 21 stated:

'No development above slab level shall start until the following details have been submitted to and agreed in writing by the Local Planning Authority. The details shall include details of materials to be used in the construction of these features: a) large scale details [at a scale of 1:50, or as agreed] of all types of porches, dormer windows, bay windows, balconies and chimneys; b) details of the colour of front doors; c) location and type of meter boxes. Development shall be carried out in accordance with the approved plans.'

The following additional information was requested for condition 21:

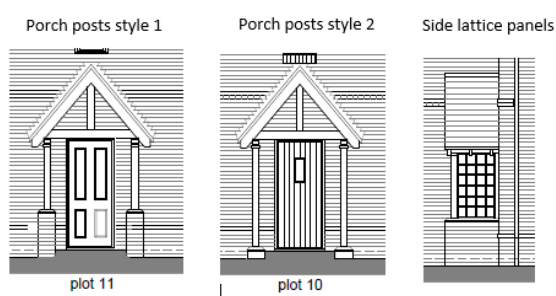
'Comments received 25/06/2024: Condition 21a – Large-scale details

As previously requested, the following amendments or additional information is required:

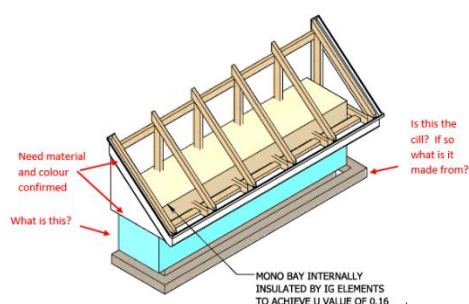
Condition 21a – Large-scale details

As previously requested the following amendments or additional information is required:

- *Drawing 540316-0235 rev A “Apex Canopy 45° - 1800x600 – Avon Ready to Tile” needs to be amended to show the materials, including their colour, to be used in the construction of the porch and to also include details (dimensions, materials and colour) of the different style of porch posts and side lattice panels where proposed (see below). Alternatively additional drawings could be submitted to provide this information.*



- *New Drawing I rev B “Pitched Bay 40° - 2500x800 – Devon Ready to Tile” needs to be amended to show the materials, including their colour, to be used in the construction of the bay window roof. It is also unclear what the turquoise areas are, are they representative of where the window would be, with an indication of the cill below? If so, what material is the cill to be constructed from? In amending the drawing please can it be given a proper drawing reference number.*



- *Details of the pitched roof dormer window style that breaks the eaves line on plots 15-17 (see below) are required as none have been provided. I note your letter of 6.11.23 states that they are to be of a GRP design, but a plan detail is required, as has been provided for the flat roof dormer than breaks the eaves. I note you have submitted drawing LIND160521-SW/SD-DOR-02 rev C1 “Canopy Details – GRP Pitched Roof Dormer Detail”, but this is for a full dormer, rather than one that breaks the eaves.*





Condition 21b – Front door colours

As previously requested, please could the External Materials Schedule in the Appendices to the Conditions 20 & 21: Materials – rev E document rec/d 10.5.24 be amended to show the use of garage doors on the FOG units on plots 12 and 36 (providing parking for plots 13, 15, 16 and 34, 35, 36).

In addition, as previously noted, the External Materials Schedule says that doors are to be grey, but drawing DML01_GC rev G shows them as black or white. Please amend drawing DML01_GC rev H “Dwelling Materials Layout” to show the use of grey front doors.

Condition 21c – Location and type of meter boxes

As previously noted, Conditions 20 & 21 : Materials document states that all semi recessed meter boxes will be on the side elevation of the end terraced, semi-detached, detached and FOG units and this is acceptable. However, your letter dated 6.11.23 includes an example house type plan and elevation that shows 2 semi recessed meter boxes on a front elevation adjacent to the front door, which is not acceptable. Please amend these plans (and associated working drawings) and confirm that all semi recessed meter boxes will be on the side elevations (except on the mid-terraced units), as set out in the Conditions 20 & 21 : Materials document.

Response:

Condition 21a – Large-scale details

Porch Styles

Two styles of porches are to be used on the site and these are detailed on drawing B1008-CDP-XXXXXX-RD-D2-A-AS-0322 Rev 01, as attached. The drawings state the materials to be used and the relevant colours.

HT203 Plots 1021, 1022, 1025, 1026, 1027, 1035, 1037, 1038, 1039. HT350 Plots 1013, 1014, 1018, 1019 - Lead effect flat door canopy.

HT304 Plot 1011. HT305i Plots 1010, 1023, 1024, 1034, 1040 - Apex canopy 45 degrees.

Block A, Block B, Block C x2 (w/ 2x posts), Block D (inc 2x gallows) Block E (w/ 2x posts). Pitched canopy 40 degrees.

Pitched Roof Dormer

Please see submitted drawing B1008-CDP-XXXXXX-RD-D2-A-AS-0318 Rev: 01. Window Frames will be in Grey (RAL 7015).



Pitched Bay

For the Mono Bay the material is GRP and timber to support the base skin.

The colour of the base is to be Ral 7015 – Slate Grey.

The Blue rectangle in each view is a visual representation for the window.

The insulation to be used for the bay will be provided by IG Elements to the latest Part L Regs.

Condition 21b – Front door colours

Door Colours

Please find attached amended drawing DML01_GC rev J – Dwelling Materials Layout showing the front door colours to be grey.

Condition 21c – Location and type of meter boxes

Meter Boxes

Drawing B1008- CDP-SP-EVCP Rev: 00 shows the location of the meter boxes - (blue dots) show boxes on front elevations and (green dots) show meter boxes on side elevation or mid terrace house types.

Plans/Drawings submitted:

- CONS160808_DML01_GC_J
- Half Dormer HT Smart Roof-0318
- Materials Schedule Rev G August 2024
- B1008- CDP-SP-EVCP Meter Positions
- PORCH DETAILS-0322

