

OS Parcels 4083 And 6882 Adjoining And North Of
Broken Furrow
Warwick Road
Banbury

17/00076/DISC

Case Officer: Bernadette Owens **Ward(s):** Banbury Hardwick

Applicant: Cherwell District Council

Ward Member(s): Cllr Tony Ilott
Cllr J A Donaldson
Cllr Nicholas Turner

Proposal: Discharge of Condition 6 (Amended Elevation Design Details) of
16/01485/CDC

Committee Date: 16.03.2017 **Recommendation:** Delegate authority to officers to
determine the application once satisfactory revised
drawings have been received.

Reason for Committee Referral: CDC application

1. Application Site and Locality

- 1.1 The application site is a small parcel located within the wider Hanwell Fields site allocated for development under Policy Banbury 5 of the Cherwell Local Plan 2011-2031.
- 1.2 The site is situated within Phase 1 of the Persimmon development currently under construction and is generally surrounded by newly constructed residential dwellings and dwellings under construction and adjoins the undeveloped Broken Furrows site to the south.

2. Description of Proposed Development

- 2.1 Planning permission was granted under planning permission ref. 16/01485/CDC for the erection of two single storey buildings to provide accommodation for adults with learning difficulties. The application included associated landscaping and car parking.
- 2.2 In considering the application officers felt that the simple design and external appearance of the building resulted in an institutional character and that there remained scope for improvement. A condition was therefore imposed which requires the applicant to submit revised detailed elevational drawings in order to improve the external appearance of the buildings and achieve a higher quality of development.
- 2.3 The application is brought before Committee as the Council is the applicant and has an interest in the land and buildings.

3. Relevant Planning History

<u>App Ref</u>	<u>Description</u>	<u>Status</u>
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16/01485/CDC Erection of single storey buildings to provide PER
6 one bed flats for adults with learning
difficulties and autistic spectrum condition,
associated parking area, shared landscaped
gardens, secured courtyard area, and staff
and communal accommodation in an
additional unit (seven units in total) (revised
scheme of 16/00504/CDC)

4. Appraisal

- 4.1 Drawings have been submitted pursuant to the discharge of condition no.6 of planning permission ref. 16/01485/CDC. The condition requires amended design details for the front façade of the building and the entrance gates.
- 4.2 The submitted drawings have included a pitched roof porchway/canopy to the main entrance in order to provide greater emphasis to the main entrance point. However, the remainder of the elevational treatment to the building is considered to be capable of improvement, and the incorporation of soldier coursing above windows and doors further reduces the quality of the design.
- 4.3 The planning officer has met with the applicant and discussed further additions to the elevations of the building including the use of further canopies or porchways above doorways and the introduction of timber lintels above windows and doors with a blue brick cill to improve the external appearance of the building in keeping with the surrounding residential development and the aspirations of the Hanwell Fields Design Code.
- 4.4 The applicant is keen to take on board the suggestions made and revised drawings are currently being drafted to incorporate these design improvements to the building.
- 4.5 Delegated authority is therefore sought to enable officers to conclude negotiations relating to the revised design of the building and approve the details once a satisfactory solution is submitted.

5. Recommendation

Delegate authority to officers to determine the application once satisfactory revised drawings have been received.

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