

**Slighte**  
**18B Bridge Street**  
**Banbury**  
**OX16 5PN**

**18/00327/DISC**

**Applicant:** Cherwell District Council

**Proposal:** Discharge of Condition 4 (canopy details) of 17/00243/F

**Ward:** Banbury Cross And Neithrop

**Councillors:** Cllr Hannah Banfield  
Cllr Surinder Dhesi  
Cllr Cassi Perry

**Reason for Referral:** Council application

**Expiry Date:** 9 October 2018      **Committee Date:** 20 September 2018

**Recommendation:** Approve

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **Proposal**

The proposal is details of a canopy over the entrance to the building.

### **Consultations**

None

### **Planning Policy**

The application has also been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance.

### **Conclusion**

The key issues arising from the amended application details are:

- Design

The report looks into the key planning issues in detail, and officers conclude that the proposal is acceptable. The scheme meets the requirements of relevant CDC policies.

## **RECOMMENDATION - GRANT PERMISSION**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application site is the former Crown House in Banbury Town Centre. The main building is now undergoing conversion to residential flats and there are also works associated with other extant permissions for new flats being carried out on the site.

### **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The current application provides details of the canopy over the entrance to the flats that was required by condition 4 of planning consent 17/00243/F. This is for a simple arched porch constructed of metal and polycarbonate. The original consent allowed for a number of external alterations relating to the residential conversion of the building.

### **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
14/01803/PAJ	Change of use of a section of existing office building into 9 no. apartments, as part of an overall mixed use conversion of Crown House and part of No. 18 Bridge Street	Prior Approval Granted
16/01763/O56	Proposed change of use of existing office building into 37 No. apartments	Application Permitted
17/00243/F	External alterations to include additional windows, doors and canopy alterations in connection with prior approval 16/01763/O56 for the proposed change of use of existing office building into 37 No apartments	Application Permitted
17/00288/F	Four storey extension to existing building to create 10 self-contained apartments	Application Permitted
17/00658/F	Change of use of existing building to create coffee shop (Class A3) and 1 no. 1 bedroom unit at ground floor level and 3 no. residential units (2 no. studio units and 1 no. 2 bed unit) at first floor level	Application Permitted

### **4. PRE-APPLICATION DISCUSSIONS**

- 4.1. No pre-application discussions have taken place with regard to this.

### **5. RESPONSE TO PUBLICITY**

- 5.1. No comments have been raised by third parties.

## **6. RESPONSE TO CONSULTATION**

6.1. No consultation has been undertaken

## **7. APPRAISAL**

### Condition 4

9.1. The submitted details show the provision of a new black powder coated aluminium framed porch with clear polycarbonate sheeting over. This is situated over one of the main entrances into the building. This provides some definition to the entrance of the building and whilst less elaborate than the details shown on the approved plans is considered to be acceptable particularly in light of the fact it would only be visible within the site. The proposal is therefore considered to be acceptable.

## **8. RECOMMENDATION**

That the conditions applied for be discharged in accordance with the following plans and documents:

### Condition 4

The details shown on drawing number 6778.23 A

CASE OFFICER: James Kirkham

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