

Case Officer: Shona King

Recommendation:

Applicant: Paloma Capital And Graftongate c/o Pegasus Group

Proposal: Addition of strip glazing above dock doors to south west elevation
(proposed as non-material amendment to 18/01246/F)

Expiry Date: 5 September 2019

Extension of Time:

1. APPLICATION SITE AND LOCALITY

1.1. The application relates to an existing, vacant, brick built, warehouse, located to the north of Southam Road in Banbury. It is bounded to the immediate south by a Cemetery, the car parking area and Ruscote Avenue to the west, an existing factory to the north and a Waitrose Supermarket to the east, with Southam Road beyond that to the east.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 The applicant seeks approval as a non-material amendment to 18/01246/F for the addition of strip glazing above the dock doors on the south west elevation. The glazing is to be high level and is to match the strip glazing on the north east and south east elevations. It is required to provide natural light into the warehouse.

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>
18/01246/F	Change of use of premises from Class B8 to B1c/B2/B8, including internal and external alterations, demolition of ancillary structures and new access to Southam Road	Application Permitted

4. APPRAISAL

4.1 Given the scale of the building the changes proposed in this application are considered to be relatively minor in nature and would not comprise, individually or collectively, significant changes to the development which was assessed during the application process.

4.2 The overall appearance of the building would not be significantly altered from the approved scheme and there would be no increase in overlooking of neighbouring properties, nor any additional increase in noise from the site arising from the development as a result of the amendments. Both issues were considered as part of the original planning application.

4.3 The proposed changes are therefore considered to be non-material in this instance.

5. PLANNING BALANCE AND CONCLUSION

- 5.1. In summary, having regard to the proposed changes to the exterior of the building and for the reasons above, the proposed changes are considered to fulfil the criteria for non-material amendments.

6. RECOMMENDATION

Cherwell District Council, as Local Planning Authority, hereby approves as non-material amendments to 18/01246/F the changes set out on the application form and Drawing Number: 16083 C2104 rev K.

The non-material amendment application, hereby approved, does not nullify the conditions imposed in respect of planning permission 18/01246/F. These conditions must be adhered to so as to ensure that the development is lawful.

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DATE: 28 08 2019

Checked By: Nathanael Stock

DATE: 09.09.2019
