

Case Officer: Sarah Greenall**Recommendation:** Approve**Applicant:** Mr Jason Williams**Proposal:** Discharge of condition 3 (external windows and doors) of 19/01006/LB**Expiry Date:** 23 October 2019

1. APPLICATION SITE AND LOCALITY

- 1.1. The application relates to a two-storey detached dwelling located centrally within the village of Wendlebury and is accessed directly from Church Lane. Elm Tree House was Grade II listed in the 1950's and is constructed from course limestone rubble with some wooden lintels under a Stones-field slate tiled roof. The dwelling benefits from a driveway to the side of the house that leads to a detached garage that is partially attached to the neighbouring property, The Laurels. The surrounding area comprises a mixture of detached, semi-detached and terraced properties finished in a mixture of materials including red brick, render, stone and Bradstone. To the south east of the site there is also The Red Lion public house.
- 1.2. The house itself is Grade II listed with a number of other Grade II listed buildings, including the Red Lion, within close proximity. The building is not located within a designated conservation area. However, it is located within Flood Zones 2 and 3. There are no further site constraints directly relevant to this application.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The current application seeks to discharge Condition 3 (external windows and doors) of 19/01006/LB which was granted permission on 8th August 2019.

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>
19/01006/LB	Internal and external alterations to the house and garage	Application permitted
19/01005/F	Internal and external alterations to the house and garage	Application permitted
19/01764/DISC	Discharge of condition 3 (external windows and doors) of 19/01005/F	Pending decision

4. PRE-APPLICATION DISCUSSIONS

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

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was **17 October 2019**, although comments received after this date and before finalising this report have also been taken into account.
- 5.2. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

STATUTORY CONSULTEES

- 6.2. CONSERVATION (CDC): **No objections** providing a true glazing bar is used for the windows and not a stick-on glazing bar.

7. APPRAISAL

- 8.1. Condition 3 required that full joinery details of the windows and doors should be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The Conservation Officer initially raised concern over the fact the window detail appeared to show a stuck-on glazing bar which would not be suitable for a listed building. However, the applicant clarified that a true glazing bar would be used with individual panes of glass and additional plans were submitted to reflect this. The window and door details are therefore considered to be acceptable.

8. PLANNING BALANCE AND CONCLUSION

- 9.1. Based on the information submitted as part of the discharge of conditions application the proposed window and door details are considered to be in harmony with the existing building, and therefore are considered to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

9. RECOMMENDATION

The Local Planning Authority considers that the details submitted latterly pursuant to Condition 3 of the planning permission 19/01006/LB are acceptable, and as such it is recommended that the said condition is discharged.

Condition 3 – Windows/doors in accordance with drawings 1, 2, 3 and for shown on drawing No. P11, glazing bar plan submitted via email on 02.10.2019 and Glazing bar detail – Elm Tree House submitted via email on 22.10.2019.

Case Officer: Sarah Greenall

DATE: 22.10.2019

Checked By: Paul Ihringer

DATE: 22/10/19
