

Site Address: Land North East Of Junction Of Launton Road Skimmingdish Lane Launton

Proposal:

Non-Material Amendment to 13/00372/OUT - Reorganisation of the internal layout, minor revisions to the building layout and lobby area, a new canopy above the main entrance and minor modifications to the elevations and window arrangements

Case Officer: Andrew Lewis

Recommendation: Approval

Applicant: The Maria Mallaband Care Group

Application No: 13/00100/NMA

Report Type: Delegated

1. Appraisal

- 1.1 The background to the proposed NMA is set out in the Committee report. In short this NMA seeks to slightly change the scheme to reflect some of the requirements of the specific care home group who intends to operate the premises in particular to the internal arrangements. It has been indicated that to improve internal space standards one bedroom is omitted so the scheme will have 60, not 61, bedrooms. The change is not significant or material.
- 1.2 Other external changes mean:
- The building is slightly bigger, but imperceptibly so, it increases from 1426 to 1430 sq m.
 - The lobby and canopy entrance is modified. After discussions with officers the latest design has been produced and provides a clean, crisp line maintaining the buildings architectural integrity.
 - The roof is screened by a parapet
 - The fenestration is changed to reflect the internal changes although appearance remains as approved
 - And the render/brick banding has been modified similarly.
- 1.3 The changes are neither significant nor materially different from what was granted planning permission.

Recommendation

It is therefore recommended that:

Cherwell District Council, as Local Planning Authority, hereby approves the non-material amendments described above in accordance with drawing number(s) Elevations: CEL-05; 06 and Floor Plans: CPL-02A; 03A; 04A. The non-material amendment application, hereby approved, does not nullify the conditions imposed in respect of planning permission 13/00736/F. These conditions must be adhered to so as to ensure that the development is lawful.

Signed Case Officer:

Andrew Lewis Date: 23RD DECEMBER 2013

Signed SPO/TL

Date: