

**Chancel Cottage  
Fir Lane  
Steeple Aston  
Bicester  
OX25 4SF**

**19/00200/DISC**

**Case Officer:** Sarah Greenall                      **Recommendation:** Approve

**Applicant:** Mr Justin Grainger

**Proposal:** Discharge condition 6 (stone sample panel) of 17/00006/LB

**Expiry Date:** 23 July 2019

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

1.1. The application property comprises a detached, Grade II stone built dwelling, located on the eastern side of Fir Lane and immediately east of St Peter's Church, a Grade II\* listed, and south of Fir Lane Cottage and Fir Cottage, also Grade II listed buildings. The site is located towards the north-eastern corner of the designated Steeple Aston Conservation Area as identified in the adopted Cherwell Local Plan. The application property is two-storey dwelling of simple vernacular, dating to the 18<sup>th</sup> century. The property is bounded to either side by residential dwellings and by allotments to the rear (east). The boundary to the north is formed by a public footpath.

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

2.1. The current application seeks to discharge Condition 6 (stone sample panel) and of 17/00006/LB which was granted permission on 2<sup>nd</sup> August 2017.

## **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>
17/00005/F	Demolition of existing stores and the repair, refurbishment and extension of main building	Application Permitted
17/00006/LB	Demolition of existing stores and the repair, refurbishment and extension of main building	Application Permitted

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

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

15.07.2019, 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.

### PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. STEEPLE ASTON PARISH COUNCIL: **No comments** received at the time of writing this report.

### OTHER CONSULTEES

6.3. CONSERVATION (CDC): **No objections** with regards to this application.

## 7. APPRAISAL

7.1 Condition 3 required that a sample panel should be submitted to and approved by the Local Planning Authority prior to the commencement of the development. When visiting the site there were some concerns about the sample panel that had been specifically built, however as the work had already commenced a sample of what had been done on the building was also available to view. As this was being done to the existing course of the building the Conservation Officer confirmed that this would be acceptable to continue with.

## 8. PLANNING BALANCE AND CONCLUSION

9.1. Based on the information submitted as part of the discharge of conditions application the proposed materials and designs 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 6 of the planning permission 17/00006/LB are acceptable, and as such it is recommended that the said condition is discharged.

Condition 6 – Sample panel in accordance with the sample of the stone following the coursing on the building viewed on site on 19<sup>th</sup> June 2019.

Case Officer: Sarah Greenall

DATE: 16.07.2019

Checked By: Paul Ihringer

DATE: 17/7/19

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