

• **EXTERNAL**

Neighbours: N/A	Officer Comments:
Residents' Association	Officer Comments:
Conservation Area Advisory Panel:	Officer Comments:
Councillor(s) / MP:	Officer Comments:
Other(s):	Officer Comments:

(5) KEY PLANNING CONSIDERATIONS

The proposal site is located within the Cowley Business Park, off the High Street, Cowley. The area is characterised by three storey large buildings providing premises for various business operations. The property comprises of a three storey modern brick building with prominent glass components as a feature on the front elevation. There are no residential properties in close proximity. The area is designated a 'Developed Area' within the UDP.

The proposal is to replace 2 solid infill spandrel panels located on the second floor on the rear elevation near the fire escape stair well with 2 glazed windows. Also to install a new entrance door on the ground floor eastern elevation to replace one section of a centre double window for an exit doorway from the staff cafeteria.

The proposed changes to the building are considered minor and would not disrupt the architectural composition of the existing building and would improve the function of the building, in compliance with Policy BE25.

(6) RECOMMENDATION

- Approval
- Conditions & Reasons

1.	(T1) Time Limit –Full	1.	(T1) Standard
2.	(OM1) Development in Accordance with approved plans	2.	(OM1) Standard

- Informatives:

7.	Building Regulations
20.	Control of Environmental Nuisance from Construction Work