

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Planning, Environment, Education and Community Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Report of the Head of Planning & Enforcement Services

Address 21 AND 23 CHURCH ROAD COWLEY

Development: DETAILS OF FENCING AND BOUNDARY TREATMENT (CONDITION 4), REFUSE STORAGE FACILITIES (CONDITION 7), SECURE CYCLE STORAGE FACILITIES (CONDITION 8), PARKING FACILITIES FOR WHEELCHAIR USERS (CONDITION 12), LIGHTING (CONDITION 13) AND DRAINAGE (CONDITION 19) IN COMPLIANCE WITH SECRETARY OF STATE'S APPEAL DECISION REF. APP/R5510/A/07/2040431 DATED 07/09/2007 (OUTLINE PLANNING PERMISSION REF. 62293/APP/2006/3506): ERECTION OF TWO REISIDENTIAL BLOCKS TO PROVIDE 11 TWO- BEDROOM AND 3 ONE-BEDROOM FLATS WITH ASSOCIATED PARKING (INVOLVING DEMOLITION OF EXISTING DWELLING HOUSE).

LBH Ref Nos: 62293/APP/2008/111

Drawing Nos: 5832/HOW.H/CYCLE/01
5832/8HOW.H/BIN/01
4198:40 Rev. A

Date of receipt: 30/01/2008 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

The application site is located on the eastern side of Church Road. An area of Green Belt lies east of the site. 19, 19A and 19B Church Road are located to the south of the site. North of the site lies 25 Church Road, 27A Church Road and 27B Church Road, which are located within Cowley Church (St. Laurence) Conservation Area. The application site is covered by TPO 333.

The applicant seeks to discharge conditions 4 (fencing and boundary treatment), 7 (refuse storage facilities), 8 (secure cycle storage facilities), 12 (parking facilities for wheelchair users), 13 (lighting) and 19 (drainage) in compliance with Secretary of State's appeal decision ref: APP/R5510/A/07/2040431, dated 07/09/2007 (outline planning permission ref: 62293/APP/2006/3506) for the erection of two residential blocks to provide 11 two-bedroom and 3 one-bedroom flats with associated parking (involving demolition of existing dwelling house)).

Condition 4 requires details of boundary treatment. The submitted details are considered acceptable.

Condition 7 requires details of refuse storage facilities. The Waste Strategy team considers the submitted details to be acceptable.

Condition 8 requires details of covered and secure cycle storage. The submitted details are considered acceptable.

Condition 12 requires details of parking for wheelchair users. The submitted details

are considered acceptable.

Condition 13 requires details of lighting. The submitted details are considered acceptable.

Condition 19 requires details of sustainable drainage. The submitted details are considered acceptable.

The details submitted for conditions 4, 7, 8, 12, 13 and 19 are acceptable.

It is therefore recommended that conditions 4 (fencing and boundary treatment), 7 (refuse storage facilities), 8 (secure cycle storage facilities), 12 (parking facilities for wheelchair users), 13 (lighting) and 19 (drainage) in compliance with Secretary of State's appeal decision ref: APP/R5510/A/07/2040431, dated 07/09/2007, are discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

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