

DELEGATED REPORT: 180093/NMA

Address: McDonalds 287 Oxford Road

Proposal: Non-Material Amendment to planning permission 171638 to reduce footprint of proposed extensions and install additional grey cladding to elevations

Consultation

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

Relevant Planning History

081420/ADV - Installation of one new banner sign on the drive thru lane - Refused.

081083/FUL - Refurbishment of restaurant with new fencing, doors and decoration.
- Granted.

081084/ADV - Various signs in line with refurbishment; 3 roof fascia signs, 1 height restrictor, 5 freestanding signs, 5 dot/informative signs & customer order display (COD) - Granted.

171638/FUL - Refurbishment of the restaurant to include single storey front, side and rear extensions totalling 21.7 sqm, new aluminium clad roof, reconfiguration of back of house freezer/chiller areas and associated alterations to elevations - Granted.

171639/ADV - Relocation of existing and installation of new fascia signs comprising of 2 no. internally illuminated white fascia signs and 4 no. internally illuminated yellow symbol fascia signs - Granted.

Proposal

Proposed non-material amendment to planning permission 171638 to reduce footprint of proposed extensions and install additional grey cladding to elevations

Planning permission ref. 171638 was given for minor demolition, extensions and roof alterations to the south, west and east elevations of the existing McDonalds building totalling 21.7 square metres. The proposed amendments seek to retain a nearly identical footprint to that of the approved extensions scheme but seek less extensive works by reducing the extent of demolition and retaining a greater amount of the existing building such that the total amount of extensions would now total 12.6 square metres.

Additional grey cladding to match cladding approved to other parts of the building is proposed to parts of the south and east elevations replacing previously approved areas of brickwork.

Appraisal

The proposed changes are not considered to result in a materially different development to that already approved and are therefore considered to be non-material amendments to the planning permission.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved design and appearance of the building.

Recommendation:

Agree non-material amendment subject to conditions.

DECISION

The proposed amendments as shown on drawing no.s 7066_AEW_0787_0004 rev F Proposed Site Plan and 7066_AEW_0787_0005 rev D Existing & Proposed Elevations received by the Local Planning Authority on 17th January 2018 and 7066_AEW_0787_0050 rev F received by the Local Planning Authority on 13th February 2018 are hereby approved as non-material amendments to condition no.s 2 and 3 of planning permission ref. 171638.

INFORMATIVES

1. All other drawings and conditions relating to application 171638 remain unchanged.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Case officer: Matt Burns