

1.0 The Proposal

1.1 This is an application to re-design the existing shop front to provide disabled access. The existing stallriser will be removed and replaced with full length glass panels. The proposal complies with the requirements of the Disability and Discrimination Act 1995

1.2 **Appendix 1** is a site location plan, and **Appendix 2** details the elevation plans.

1.3 The application is before Committee because the building is owned by the Council.

2.0 Planning History

2.1 The site has no relevant planning history.

3.0 Planning Policies

3.1 Policies DC1 and DC19 of the adopted Local Plan 2011 require all new development to be acceptable in terms of design.

4.0 Consultations

4.1 North Hinksey Parish Council at the time of writing this report has not yet commented. Any observations received between now and Committee will be reported orally to the Meeting.

4.2 The County Engineer has not yet commented.

4.3 At the time of writing no letters have been received from neighbours.

5.0 Officer Comments

5.1 The main issue in this case is considered to be design. The existing shop front requires refurbishment and the proposed all glass design exhibits a sleek and contemporary feel that will complement the existing hairdressing business. The proposal is, therefore, considered acceptable.

6.0 Recommendation

6.1 *It is recommended that planning permission is granted, subject to the following condition:*

1. *TL1 Time Limit – Full Application*