

Planning Committee: 05 January 2016

Item Number: 7

Application No: [W 15 / 1667](#)

Town/Parish Council: Barford
Case Officer: Liz Galloway
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Registration Date: 17/11/15

Expiry Date: 12/01/16

7 Carter Drive, Barford, Warwick, CV35 8ET

Construction of a jetty to the rear of the garden adjacent the River Avon FOR
Mrs Hawkesford

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

Members of the Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The application seeks to replace the existing metal fencing which lies at the top of a bank of land at the rear boundary of the application site and replace it with a 1.2 metre high timber fence, to replace the existing concrete steps and small platform with re-positioned steps and construct a concrete jetty with a roped balustrade adjacent to the bank of the River Avon.

THE SITE AND ITS LOCATION

The application site relates to the rear garden area to 7 Carter Drive which lies adjacent the River Avon situated to the north of the application site. The application site is situated within the Barford Conservation Area.

PLANNING HISTORY

None relevant.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Barford Village Design Statement (September 2009)

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Joint Parish Council: Object on grounds of harmful visual impact, effect on the character of the neighbourhood, design (detailing and materials) and the effect on the character and appearance of the Conservation Area

WCC Ecology: Concerns raised, however, as the bank at this site is already disconnected and disturbed as a result of past development, an ecology note is recommended to be attached to the decision notice.

The Inland Waterways Association: No objection

Environment Agency: Comments awaited. These will be reported to Members in the Additional Observations report which will be circulated prior to the meeting.

ASSESSMENT

The main issues relevant to the consideration of this application are:

- Design and the impact on the character and appearance of the Conservation Area
- The impact on neighbours
- Ecological Impact
- Health and Wellbeing

Design and the impact on the character and appearance of the Conservation Area

Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Local Plan Policy DAP8 requires development to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas.

The character of the stretch of river bank adjacent to the rear gardens of Carter Drive contains many existing examples of jetties, embankments and low and high level platform areas. The development has been designed carefully to incorporate planting and to blend in with other platforms dotted along this stretch of river. In this context it is considered that the proposed jetty/ platform area will sit comfortably along this part of the river bank.

The impact on the living conditions of nearby dwellings

Policy DP2 of the Warwick District Local Plan 1996 - 2011 state development will not be permitted which have an unacceptable impact on the occupiers of nearby users/ residents.

Due to the substantial distance from any residential dwelling, it is considered that the proposed jetty will not adversely affect the occupiers of any neighbouring properties and there will be no material impact on any adjacent residential dwellings in terms of loss of light, outlook or privacy.

Ecological Impact

The area of the site to be developed is an existing grassed bank with steps leading down to the river bank. Metal fencing lies between the top of the bank and separates the main garden area from the bank leading down to the river's edge. The proposal to construct a jetty/ platform on this area of residential garden adjacent the River Avon will have no direct or indirect impact on any neighbouring trees or ground flora. County Ecology have advised that they would normally object to any works proposed in such close proximity to a Local Wildlife Site, however, the bank at this site is already disconnected and disturbed as a result of past development along this section of the river and therefore County Ecology do not object to the proposal. However, they recommend that steps should be taken to ensure excavation of the structures do not cause contamination to any watercourse during or after the development and recommend a precautionary note be attached to any decision notice.

Health and Wellbeing

Not applicable.

SUMMARY/CONCLUSION

The proposed scheme would reflect local distinctiveness and reinforce the established character of the river bank. There would be no harm to the character and appearance of the Conservation Area. It is therefore concluded that the scheme would comply with the requirements of the aforementioned policies.

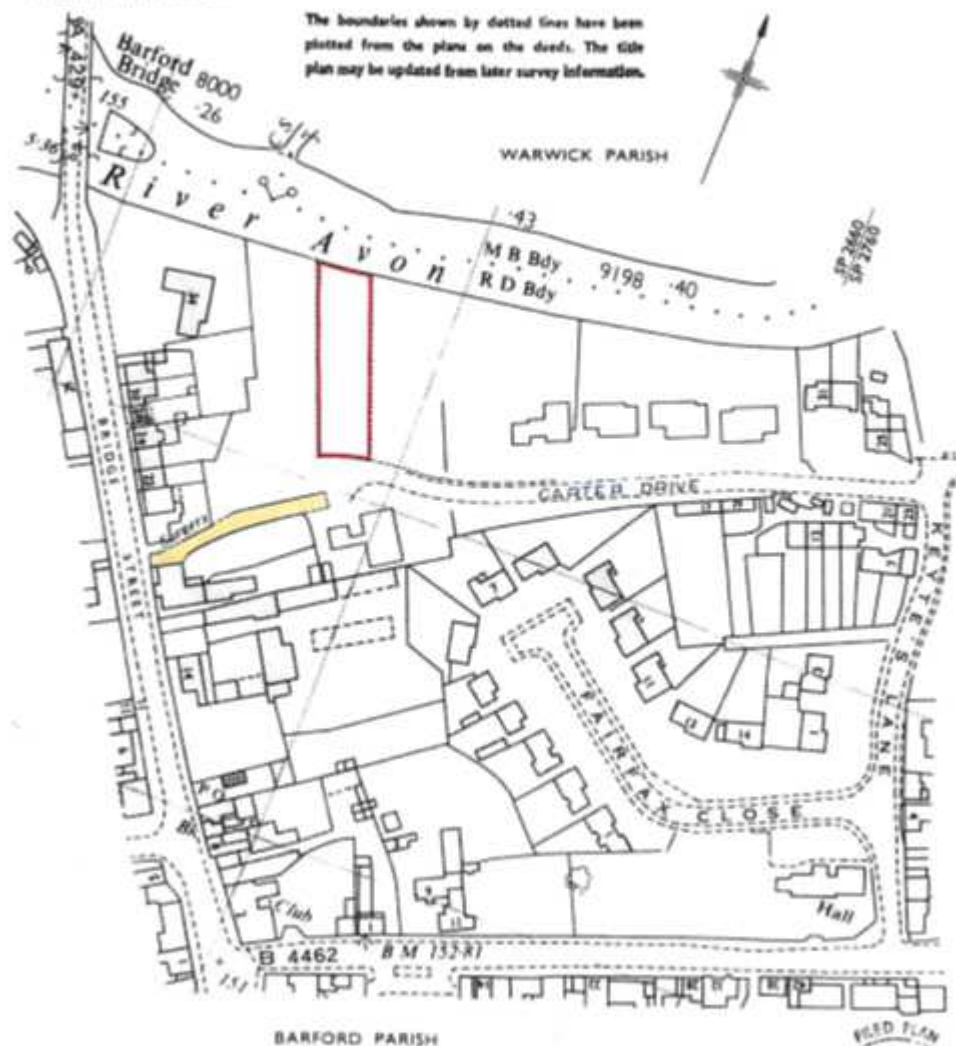
CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing 862.02C, and specification contained therein, submitted on 17th November, 2015. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1, DP2 and DAP8 of the Warwick District Local Plan 1996-2011.

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| H.M. LAND REGISTRY | | TITLE NUMBER | |
| | | WK 25 34 43 | |
| ORDNANCE SURVEY PLAN REFERENCE | SP 2660 | SECTION A | Scale 1/1250 Enlarged from 1/2500 |
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SHERBOURNE PARISH

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



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