

Planning Committee: 05 April 2006

Item Number: 16

Application No: W 06 / 0221

Registration Date: 08/02/06

Town/Parish Council: Barford

Expiry Date: 05/04/06

Case Officer: Steven Wallsgrove

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7 Church Lane, Barford, CV35 8ES

Retention of use of property as part of hotel without compliance with condition no.5 of W05/1197 (removal of driveway) FOR The Glebe Hotel

Due to the previous planning history of this site, it is considered that members should make the decision.

SUMMARY OF REPRESENTATIONS

Barford Parish Council: The Joint Parish Council has no objection so long as provision is made to prevent the drive being used for deliveries to the hotel by HGV's.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

PLANNING HISTORY

The only relevant application is W05/1197 for the use of the property as ancillary accommodation for the Glebe Hotel, which was granted subject to various conditions.

KEY ISSUES

The Site and its Location

The property is one of a number of bungalows arranged around the cul-de-sac of Church Lane and lies at the head of the road. The site lies in the Conservation Area and the garden includes a 'listed' dovecote.

Details of the Development

The proposal is to retain the use of the property as ancillary offices and storage, but without complying with condition 5 of the consent, which required the removal of the whole of the driveway to the property.

Assessment

When the original application was considered, there were objections on grounds of traffic generation since the driveway could accommodate about 4 cars, in addition to the double garage. The report advised that, through negotiation, the width of the driveway had been agreed to be reduced in order to minimise the amount of parking possible on the site.

When debating the proposal, members decided it would be a further improvement to require the whole of the drive to be removed, and imposed a condition accordingly.

The applicants have submitted the following letter in support and justification of the application.

"This application is submitted further to the granting of permission for the change of use of 7 Church Lane to hotel uses (W05/1197). Planning Condition No. 5 attached to that permission requires the whole of the existing driveway of 7 Church Lane to be dug up and removed.

Associated with a domestic dwelling, the driveway benefits from an unrestricted use for the manoeuvring of vehicles from the road to the double garage and use as a hardstanding for vehicles. Planning application W05/1197 was granted as, overall, the proposal resulted in minimal change.

Church Lane is a cul-de-sac with a strong character and appearance. It is best described as bungalows set in open front gardens. Off street car parking and bold-painted double garage doors also present unifying attributes to the street scene. The removal of the driveway and its planting would not preserve or enhance the character of the conservation area.

Moreover, there are no proposals to alter the front elevation of No. 7 Church Lane. The enforcement of the removal of the driveway would render the existing double garage redundant, and would add further pressure to change the character of this cul-de-sac; it would almost certainly result in an identification of alternative productive uses for the garage.

As noted above, W05/1197 was submitted as a proposal resulting in minimal change when seen from Church Lane. The enforcement of Planning Condition No. 5 would fall foul of the spirit of that proposal.

It is therefore respectfully requested that the condition be removed from W05/1197."

In view of the above points, and the fact that no objections have been received, it is considered that planning permission should be granted, subject to the imposition of a deliveries condition as requested by the Parish Council.

RECOMMENDATION

GRANT, subject to the condition listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing GH2379/0, and specification contained therein, submitted on 8 February 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 A landscaping scheme shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 4 The offices and storage shall only be used as ancillary facilities to the Glebe Hotel and shall not be used for any other purpose or be let off as independent uses. **REASON**: Since permission is only granted for the special reasons given by the applicant and to satisfy Policies (DW) ENV3 and H13 of the Warwick District Local Plan 1995.
- 5 The driveway shall not be used for the parking or unloading of HGV's for deliveries to the Glebe Hotel. **REASON**: To protect the residential amenities of surrounding residents in accordance with Policy (DW) ENV3 of the Warwick District Local Plan 1995.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development achieves acceptable standards of layout and design and does not give rise to any harmful effects in terms of traffic disturbance which would justify a refusal of permission. The proposal is therefore considered to comply with the policies listed.