

Planning Committee: 22 June 2005

Item Number: 15

Application No: W 05 / 0618

Registration Date: 14/04/2005

Town/Parish Council: Sherbourne

Expiry Date: 09/06/2005

Case Officer: Sandip Sahota

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Land adjacent to, Church Road, Sherbourne, Warwick, CV35 8AP

Construction of gravel drive to form vehicular access (retrospective application). FOR Mr Smith-Ryland

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne and Wasperton Joint Parish Council: *"The Council raises objection on the following grounds: the drive is unsightly and inappropriate in a conservation area so close to a church of great architectural merit".*

English Heritage: *"We have considered the application and do not wish to make any representations on this occasion".*

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

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

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

PLANNING HISTORY

The planning history is not relevant to the present application.

KEY ISSUES

The Site and its Location

The application site lies within the Sherbourne Conservation Area and relates to the Paddock area adjacent to Church Road which serves the adjacent stables and forms part of the wider Sherbourne Park Estate. Church Road continues south of the application site for approximately 120 metres where it leads to the Grade II* Listed All Saints Church.

Details of the Development

The proposal relates to the retention of a gravel drive formed by removing a strip of turf from the northern section of the paddock area and replacing it with gravel. This links up with an existing hardcore drive immediately north of the new one which already serves the stables thereby resulting in a continuous in/out drive.

Assessment

The gravel drive is seen in the context of the hardcore drive which it links with, the paddock and operational stables, along with the associated clutter of vehicles including a number of horse boxes, etc. I am of the view that the current newness and light colour of the gravel will tone down.

Given the context of the site and the distance from the Church, it is not considered that the proposal adversely affects the setting of the listed building. I also note that English Heritage do not wish to comment on this application. In conclusion, it is considered that the proposal does not cause harm to the character and appearance of the Conservation Area or the setting of the listed church, which would warrant enforcement action being taken.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT
