

**List of Current Planning and Enforcement Appeals  
10 January 2017**

Public Inquiries

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
W/14/0618	Land north of Common Lane, Kenilworth	Outline application for up to 93 dwellings	Jo Hogarth	TBA	-	In abeyance whilst the applicant considers their position to amend s.106 agreement

Informal Hearings

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/ Inquiry	Current Position
W/15/2154	Unit 1, Moss Street, Leamington	Erection of 46 bed HMO <b>Delegated</b>	Rob Young	Questionnaire: 10/10/16 Statement: 7/11/16 Comments: -	7/12/16	<b>Appeal Allowed</b>

Planning permission was refused for this proposal because of the impact of the shortfall of off street parking spaces provided within an area where there is a high demand for on-street parking to the detriment of the amenities of local residents and highway safety, and because of the reduced level of outlook for the occupiers of the proposal by reason of the design of the proposed windows.

The Inspector considered that in view of the sustainable town centre location of the site; the nature of vehicle movements that would have been associated with the former use of the site as a builder's merchants and the parking surveys submitted by the appellant which identified on street parking capacity within a reasonable walking distance, any harm arising from the shortfall of off street car parking spaced would not be sufficient to justify the refusal of planning permission.

The Inspector also considered that the design of the proposed windows provided an appropriate level of amenity to the occupiers of the development.

In responding to comments made by local residents in respect of the proposal, including at the hearing, the Inspector also considered that whilst there is a concentration of 42% of HMOs within a 100 metre radius of the site, the site is located within a predominantly commercial area, such the principle of the proposal in that respect is in accordance with policy H6 of the emerging Local Plan.

The Inspector refused the appellant's claim for costs.

Written Representations

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Current Position
W/15/1653	Chesford Bridge House, Bericote Road, Blackdown	Installation of 200 mounted solar panels <b>Delegated</b>	Emma Spandley	Questionnaire: 18/5/16 Statement: 15/6/16 Comments: 29/6/16	Awaiting decision
W/16/0133	29 The Fairways	Two storey extensions (revised scheme) <b>Delegated</b>	Jo Hogarth	Questionnaire: 9/6/16 Statement: 1/7/16 Comments:	Awaiting decision
W/15/1561	Wyken Field, High Cross Lane, Rowington	Certificate of Lawful Development for Residential Use <b>Delegated</b>	Jo Hogarth	Questionnaire: 1/6/16 Statement: 29/6/16 Comments: 20/7/16	Awaiting decision
W/16/0429	68 Thornby Avenue, Kenilworth	Single Storey Rear Extension <b>Delegated</b>	Liz Galloway	Questionnaire: 2/8/16 Statement: 24/8/16 Comments:	Awaiting decision

W/16/0280	The Former Bull Public House, Weston Under Wetherley	Demolition of existing building and erection of 3 houses <b>Committee Decision as per Officer recommendation</b>	Helena Obremski	Questionnaire: 20/9/16 Statement: 18/10/16 Comments: 1/11/16	<b>Appeal Dismissed</b>
<p>The Inspector considered that the proposal to provide 3 houses across this brownfield site in the open countryside and Green Belt would have a greater impact upon openness than the existing buildings which are located on part of the site; would therefore comprise inappropriate development within the Green Belt and undermine the purpose of the Green Belt to which there is an objection in principle. The Inspector gave some weight to the contribution that the 3 dwellings would make towards the provision of a 5 year housing land supply and to the improvements to the visual appearance of this vacant site which would result but did not consider that these benefits outweighed the harm to the Green Belt.</p> <p>The Inspector also refused the appellant's claim for costs.</p>					
W/16/0384	The Elms. 75 Chessetts Wood Road, Lapworth	Certificate of Lawfulness for new access <b>Delegated</b>	Helena Obremski	Questionnaire: 12/10/16 Statement: 9/11/16 Comments: 30/11/16	<b>Appeal Dismissed</b>
<p>This appeal relates to the refusal of an application for a certificate of lawfulness which is essentially a formal mechanism for seeking a determination as to whether planning permission is required. The Inspector considered that the access did not comprise permitted development and that planning permission was required and therefore the appeal was dismissed.</p>					
W/16/0928	Oak House, Birmingham Road, Budbrooke	Erection of 2 Dwellings <b>Delegated</b>	Helena Obremski	Questionnaire: 6/10/16 Statement: 3/11/16	In progress

				Comments: 17/11/16	
W/16/0838	Old Post House, Rowington Green	One Dwelling <b>Delegated</b>	Ian Lunn	Questionnaire: 17/10/16 Statement: 14/11/16 Comments: 28/11/16	In progress
W/16/0669	24 Freemans Close, Leamington	One and two storey extensions <b>Delegated</b>	Helena Obremski	Questionnaire: 2/11/16 Statement: 24/11/16 Comments:	<b>Appeal Allowed.</b>
The Inspector disagreed with the Council's assessment that the proposed extensions in terms of their design, scale and massing would dominate the front elevation of the property and considered that they were acceptable in design terms.					
W/16/1220	32 Stephenson Close, Milverton	Single Storey Dwelling <b>Committee decision in accordance with Officer's recommendation</b>	Helena Obremski	Questionnaire: 10/11/16 Statement: 8/12/16 Comments: 22/12/16	In progress
W/16/0616	71A Northumberland Road, Leamington	Erection of workshop and car port <b>Delegated</b>	Ian Lunn	Questionnaire: 4/11/16 Statement: 8/11/16 Comments:	<b>Appeal Dismissed</b>

<p>The Inspector considered that this proposal for a substantial outbuilding within the curtilage of a residential property within the Leamington Spa Conservation Area would by reason of it's prominence, scale, siting and design be incongruous within the surrounding area and adversely harm the character of this part of the Conservation Area. Whilst the proposal would cause less than substantial harm in that respect, the Inspector did not consider that the harm so caused was outweighed by any public benefits of the proposal, and therefore that the proposal failed to achieve the requirements of paragraph 134 of the NPPF.</p>					
W/16/0652	42 Regent Street, Leamington	First floor extension <b>Delegated</b>	Rob Young	Questionnaire: 30/11/16 Statement: 28/12/16 Comments: 11/1/17	In preparation
W/16/0535	The Barn, Big House Farm, Church Road, Norton Lindsey	Change of Use of Annexe to Dwelling House <b>Delegated</b>	Helena Obremski	Questionnaire: 2/12/16 Statement: 30/12/16 Comments: 13/1/17	In preparation
W/16/1308	The Barn, Big House Farm, Church Road, Norton Lindsey	Change of Use of Annexe to Holiday Let <b>Delegated</b>	Helena Obremski	Questionnaire: 2/12/16 Statement: 30/12/16 Comments: 13/1/17	In preparation
W/16/0858	Croft Cottage, 165 Bakers Lane, Knowle	Erection of Garage <b>Delegated</b>	Helena Obremski	Questionnaire: 5/12/16 Statement:	In preparation

				27/12/16 Comments: -	
16/0558/L B	The Woolpack, Market Street, Warwick	Internal Alterations to Listed Building <b>Delegated</b>	Holika Bungre	Questionnaire: 2/12/16 Statement: 30/12/16 Comments: 13/1/17	In preparation
<b>New</b> W/16/0818	104 Trinity Street Leamington Spa	Part demolition; erection of 2 storey extension; change of use to 2 x 6 bed HMOs and 2 x 7 bed HMOs. -	Helena Obremski	Questionnaire: 16/12/16 Statement: 13/1/17 Comments: 27/1/17	In preparation
<b>New</b> W/16/0782	41 Gaveston Road, Leamington Spa	Ground and first floor extensions <b>Delegated</b>	Holika Bungre	Questionnaire: 19/12/16 Statement: 10/1/17 Comments: -	In preparation
<b>New</b> W/16/0515	16 Beauchamp Avenue, Leamington Spa	Removal of Condition to enable the use of a rear building as a separate dwelling <b>Delegated</b>	TBC	Questionnaire: 20/12/16 Statement: 17/1/17 Comments: 31/1/17	In preparation

<b>New</b> W/16/0584	8 Priory Road, Warwick	Erection of 2 storey extension and wall <b>Delegated</b>	Helena Obremski	Questionnaire: 9/1/17 Statement: 31/1/17 Comments: -	In preparation
<b>New</b> W/16/1103	20 Victoria Street, Warwick	Removal of bay window and single storey extension <b>Committee decision in accordance with Officer's recommendation</b>	Holika Bungre	Questionnaire: 11/1/17 Statement: 2/2/17 Comments: -	In preparation
<b>New</b> W/16/1515	20 Waverley Road, Kenilworth	Single Storey extension <b>Delegated</b>	Rebecca Compton	Questionnaire: 11/1/17 Statement: 2/2/17 Comments: -	In preparation

Tree Appeals
