

**List of Current Planning and Enforcement Appeals  
October 2021**

Public Inquiries

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Inquiry	Current Position

Informal Hearings

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing	Current Position

Written Representations

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Current Position
W/19/1573/LB	Church Farmhouse, Woodway, Budbrooke	First Floor Extension <b>Delegated</b>	George Whitehouse	Questionnaire: 13/3/21 Statement: 27/4/21	Ongoing

W/20/1732	13 North Close, Cubbington	First floor side extension <b>Delegated</b>	Emma Booker	Questionnaire: 14/6/21 Statement: 6/7/21	Ongoing
W/20/1856	12 Helmsdale Road, Lillington	Hip to gable extension; side extension and dormer window <b>Delegated</b>	George Whitehouse	Questionnaire: 8/6/21 Statement: 30/6/21	<b>Appeal Dismissed</b>

The Inspector noted that the area is predominantly characterised by two storey semi-detached dwellings of similar design featuring hipped roofs providing a strong sense of symmetry which positively contributes to a harmonious character. He considered that the proposed hip to gable extension to the roof of both the original roof slope and the roof of the two-storey side extension would change the roof shape of the property, contrary to guidance contained in the Council's Residential Design Guide SPD which advises against introducing a gabled roof extension to an existing semi-detached hipped roof dwelling. He found that although the semi-detached pair of properties at Nos 12 and 14 is already unbalanced to some extent by the existing two storey extension to the side of the host property, the proposed hip to gable enlargement would further emphasize this unbalanced appearance by increasing the bulk of the roof structure of the host property. It would also disrupt the largely uniform roofscape on this side of Helmsdale Road and would therefore be an incongruous feature in the street scene.

Whilst the proposed dormer would be set in from the side boundaries and set down slightly from the main ridge, the Inspector noted that it would extend across almost the whole width of the rear roof slope, including the proposed gable roof, which is also contrary to advice in the SPD. While due to its positioning on the rear roof slope, the proposed dormer would not be prominent within the street scene of Helmsdale Road, it would be visible from the rear of the appeal property and from neighbouring gardens and would appear as a dominant addition and further distort the symmetry of the semi-detached pair.

The appellants referred the Inspector to a hip to gable extension at 9 Helmsdale Road on the other side of the road from the appeal site. The Inspector considered that in that case the gable roof appears to have been constructed over the original hipped roof while in contrast, the appeal proposal would see a hip to gable enlargement to both the original roof structure and the roof of the two-storey side extension and would therefore have a greater impact on the symmetry of the semi-detached pair of which it forms part.

The appellants also argued that a fallback position exists whereby a hip to gable extension can take place without the benefit of planning permission, which they argue would result in a very similar impact on the street scene when compared to the appeal proposal. However, in the absence of a LDC the Inspector considered there was no substantive evidence before him to demonstrate that a hip to gable extension could be carried out under permitted development rights or what form it would take.

W/20/1428	Land to the North of Bakers Lane, Knowle	Replacement dwelling <b>Delegated</b>	Andrew Tew	Questionnaire: 19/8/21 Statement: 16/9/21	Ongoing
W/20/1898	The Bungalow, School Lane, Hunningham	Incorporation of adjacent allotment land into domestic curtilage <b>Delegated</b>	Andrew Tew	Questionnaire: 19/8/21 Statement: 16/9/21	Ongoing
W/20/1947	Firs Cottage, Firs Lane, Haseley	Stabling and Hay Store <b>Committee Decision in accordance with Officer Recommendation</b>	Andrew Tew	Questionnaire: 13/9/21 Statement: 11/10/21	Ongoing
W/20/2161	Land fronting Red Lane, Burton Green	Dwelling and Garage <b>Delegated</b>	Andrew Tew	Questionnaire: 13/9/21 Statement: 11/10/21	Ongoing

W/21/0725	Highway Verge, Primrose Hill, Woodloes Park	Prior Notification for 15m Phase 8 Monopole <b>Delegated</b>	Andrew Tew	Questionnaire: 13/9/21 Statement: 11/10/21	Ongoing
W/20/1392	27 Upper Cape, Warwick	15 x Residential Apartments <b>Delegated</b>	Helena Obremski	Questionnaire: 31/8/21 Statement: 26/9/21	Ongoing
W/20/1895	Terets Lodge, Rising Lane, 'Lapworth	Replacement Garage <b>Delegated</b>	Jonathan Gentry	Questionnaire: 9/8/21 Statement: 31/8/21	Ongoing
W/20/1332	52 High Street, Leamington	48 Sheet Digital Advertisement <b>Delegated</b>	Rebecca Compton	Questionnaire: 9/8/21 Statement: 31/8/21	Ongoing
<b>New</b> W/20/1764	8 Eastfield Road, Leamington	Change of use to 3 bed dwelling <b>Delegated</b>	Andrew Tew	Questionnaire: 12/10/21 Statement: 9/11/21	Ongoing

<b>New</b> W/20/1888	The Lyons Farmhouse, Rowington Green	Erection of 2 dwellings (Outline) <b>Delegated</b>	Andrew Tew	Questionnaire: 23/9/21 Statement: 21/10/21	Ongoing
<b>New</b> W/20/2008	Three Jays, Hampton Road, Hampton on the Hill	Single Storey Front Extension <b>Delegated</b>	George Whitehouse	Questionnaire: 27/9/21 Statement: 19/10/21	Ongoing
<b>New</b> W/20/1934	10 Vicarage Road, Stoneleigh	Garden Room/Home Office <b>Delegated</b>	Jonathan Gentry	Questionnaire: 4/10/21 Statement: 26/10/21	Ongoing
<b>New</b> W/20/2100	22 St Mary's Terrace, Leamington	Lawful Development Certificate for Use of Garages for Commercial Storage <b>Delegated</b>	Rebecca Compton	Questionnaire: 14/10/21 Statement: 11/11/21	Ongoing
<b>New</b> W/21/0813	Grove Park House, Hampton on the Hill	Prior Approval for the Enlargement of Dwelling House <b>Delegated</b>	Thomas Fojut	Questionnaire: 14/10/21 Statement: 5/11/21	Ongoing
<b>New</b> W/21/0279	3 Strachey Avenue, Leamington	2 Storey Front Extension <b>Delegated</b>	Thomas Fojut	Questionnaire: 11/10/21 Statement: 2/11/21	Ongoing

### Enforcement Appeals

Reference	Address	Issue	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
ACT 450/08	Meadow Cottage, Hill Wootton	Construction of Outbuilding	RR	Statement: 22/11/19	Public inquiry 1 Day	The inquiry has been held in abeyance

### Tree Appeals

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/Inquir y	Current Position