

**Planning Committee:** 14 October 2015

**Item Number:** 10

**Application No:** [W 15 / 1291](#)

**Town/Parish Council:** Warwick

**Case Officer:** Sally Panayi

01926 456541 [Sally.Panayi@warwickdc.gov.uk](mailto:Sally.Panayi@warwickdc.gov.uk)

**Registration Date:** 13/08/15

**Expiry Date:** 08/10/15

**66 Mercia Way, Warwick, CV34 4QB**

Proposed hardstanding area comprised of a permeable hardcore base; retaining grid and grassed surface. FOR Mr Marshall

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This application is being presented to Committee due to the number of objections having been received.

**RECOMMENDATION**

Planning Committee are recommended to grant planning permission subject to the conditions listed.

**DETAILS OF THE DEVELOPMENT**

The current proposal is for a hardstanding area of 95 square metres in area which was initially submitted with a permeable hardcore base; a geosynthetics gravel retention system infilled with chippings. Following negotiation, amended plans have been submitted replacing the chippings with soil and grass within the retaining mesh and retaining a 100mm rootzone layer beneath the grass over the permeable hardcore base.

**THE SITE AND ITS LOCATION**

The application relates to 66 Mercia Way in Warwick and garden land to the eastern side of the house. To the north of the application site is a railway embankment, while to the south and east of the site is the River Avon. The house and extended garden land are at a higher ground level than the original houses in Mercia Way to the west and are accessed via a rough surfaced road with Cotswold chippings leading from the turning head. A detached garage was built to the east of the dwelling following planning permission being granted in 2014. The hardstanding area the subject of this application is located to the east and north-east of the garage and was constructed prior to the submission of a previous planning application which was subsequently refused on the grounds of the use of Cotswold chippings which were considered to be inappropriate and the use of an impermeable base layer which would result in an increase in run-off of surface water.

**PLANNING HISTORY**

Various planning applications have been submitted on this site, including the erection of the 5 dwellings allowed on appeal in 1998. The land to the side of the

dwelling was approved as an extended garden area in 2006 with permitted development rights removed in relation to the construction of outbuildings in order to bring under control development which may impact upon flood flows across the site and which could increase flood risk elsewhere.

W/14/1714 - Proposed gravel hardstanding. Refused 19/01/15 by reason of the impermeable nature of the hardstanding and the impacts from the use of chippings.

Appeal dismissed 16/07/15 when the Inspector stated that the 'hardstanding, by virtue of the materials used, will be highly likely over time to result in harm to the living conditions of the occupiers of neighbouring houses by way of dust and run-off, with further potential for transportation of loose materials. It will also be likely to add to surface run-off with a detrimental impact on local drainage, albeit to a limited extent'.

## **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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (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)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

### Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

## **SUMMARY OF REPRESENTATIONS**

**Public Response:** Objection. Extensive comments and a petition (signed by 95 individuals) received from local residents and their representatives stating that the hardstanding is located on and will have a detrimental impact on the flood defence in the area. The surfacing should be removed and the land repaired and reinstated as the Emscote Gardens Flood Defence.

**Network Rail:** No comments

**Health and Community Protection:** No objection: the permeable base will allow percolation of the water into the ground.

**County Highways:** No objection

**County Archaeology:** No comments

**Environment Agency:** No specific comments on the application.

**National Grid:** No detailed comments received.

## **ASSESSMENT**

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

Design

Impact on Neighbouring Residential Amenity

Drainage

Health and Wellbeing

### **Design**

Local Plan Policy DP1 of the Warwick District Council Local Plan 1996-2011 and Policy BE1 of the Emerging Warwick District Local Plan 2011-2029 each state that development will only be permitted which positively contributes to the character and quality of its environment including by means of (g) the adoption of appropriate materials and details and that they (k)/(m) ensure all components e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment.

The construction of the hardstanding with the use of soil and grass above a permeable base is considered acceptable in design terms and in accordance with Local Plan policies.

### **Impact on Neighbouring Residential Amenity**

Local Plan Policy DP2 of the Warwick District Council Local Plan 1996-2011 and Policy BE3 of the Emerging Warwick District Local Plan 2011-2029 each state that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. Amenity is defined as the extent to which people are able to enjoy public places and their own dwellings without undue disturbance or intrusion from nearby uses.

The hardstanding area as revised will have a permeable hardcore base with a layer of soil and grass retained within a mesh system which is designed to retain loose material within the site and to prevent surface water runoff by means of the permeability proposed. The proposal is therefore considered to have no

adverse impact on the amenity of neighbouring residents and to be in accordance with the above Local Plan policies.

### **Drainage**

Policy DP11 of the Warwick District Local Plan 1996-2011 encourages development to incorporate sustainable drainage systems which provide for the disposal of surface water. Government guidance requires consideration of drainage and flooding issues in all locations. It encourages the reduction and restriction of surface water run off from new developments by the provision of sustainable drainage systems. The area of hardstanding proposed (and constructed) amounts to an area of some 95 square metres. It is considered that the removal of the existing impermeable hardstanding and the replacement with the proposed permeable structure which will allow for the area to be drained within the site, as indicated in amended plan numbered 4360-09G is in accordance to Policy DP11.

### **Health and Wellbeing**

N/A

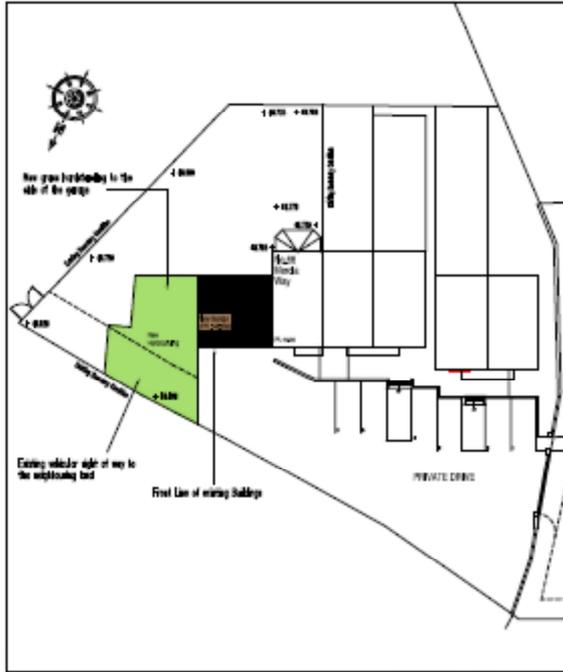
### **SUMMARY/CONCLUSION**

In the opinion of the Local Planning Authority, the amended scheme for the hardstanding is considered to be acceptable as the surface is designed with a permeable hardcore base and with soil and grass above retained in a grid system which is designed to allow drainage of surface water within the application site. The proposal is therefore considered to comply with the policies listed.

### **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 4360/09G, and specification contained therein, submitted on 24th September 2015. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

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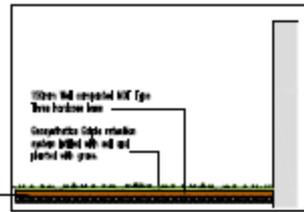


SITE BLOCK PLAN (1:200)

The base construction must have sufficient strength to withstand the maximum bearing load likely to be applied, even if the surface of the road is not supported by a 150mm - 200mm layer of well-compacted graded stone.  
 (M17 Type 1) (M17 Type 2) as described in Specification for Highway Works  
 Stone M17 is suitable, followed by a 150mm consolidated depth of a



SITE LOCATION PLAN (1:1250)



HARDSTANDING CROSS-SECTION (1:50)

Revision G: Cross section updated	20/01/2015	ML
Revision F: Cross section final	20/01/2015	ML
Revision E: Hard Standing levels added	13/01/2015	ML
Revision D: Hard Standing levels added	08/11/2014	ML
Revision C: Hard Standing shown	26/11/2014	ML
Revision B: Garage footprint added	10/04/2014	ML
Revision A: Windows to garage shown and position	12/02/2014	ML

**Richard S. Bailey**

Site: 66, 68 & 70 Church Street  
 2, 3 & 4 Upper Floor, Warwick, Warwickshire, CV34 4DB  
 Tel: 01927 551111  
 Fax: 01927 551112  
 Email: info@rsbailey.co.uk

PROPOSED NEW GARAGE  
 66 VINCIA WAY  
 WARWICK  
 WARWICKSHIRE, CV34 4DB

PLANS AND ELEVATIONS  
 PROPOSALS  
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