

Planning Committee: 10 January 2017

Item Number: 10

Application No: [W/16/1823](#)

Town/Parish Council: Leamington Spa
Case Officer: Helena Obremski

Registration Date: 07/10/16
Expiry Date: 02/12/16

01926 456531 Helena.Obremski@warwickdc.gov.uk

25 Beauchamp Road, Leamington Spa, CV32 5RP

Demolition of existing warehouse and flat and erection of residential development comprising of a single storey 2 bed dwelling, 5no. three storey 4 bed town houses, 2no. 2 bed apartments and 1no. 3 bed apartment FOR Mr Rai

This application is being presented to Committee due to an objection from the Town Council having been received and the number of public objections.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

The applicant seeks full planning permission for the demolition of an existing warehouse and for the erection of a three and two storey development to comprise of: 1no. two storey two bed roomed dwelling; 5no. four bed roomed town houses; 2no. two bed roomed apartments and 1no. three bed roomed apartment (replacing an existing apartment).

The proposal provides outdoor amenity space for the town houses and a parking survey shows that on street parking can accommodate the additional need brought about by the development.

THE SITE AND ITS LOCATION

The application site is located on the west side of Beauchamp Avenue on a corner plot at the junction with Trinity Street. The existing building which occupies the whole of the plot is a vacant warehouse which was most recently used as a car parts business and is of no architectural merit. The site is situated on the northern boundary of the Town Centre in adjacent to an area to be predominantly in residential use. The site is location within the Royal Leamington Spa Conservation Area.

The main residential area is to the north and comprises of mainly large two storey white stucco villas with sash windows, three storey town houses, Binswood Hall retirement complex and a couple of mid 1900's semi-detached two storey properties. Trinity Street is a mixture of commercial, residential use and garages to the properties on Binswood and Beauchamp Avenues. The Victorian properties to the north side of Binswood Avenue are mainly three

storey terraces with verandas at either ground or first floor. Along the south side are mainly render villas (detached and semi-detached) with bays, sash windows, recessed front doors and slate pitch roofs. To the south is the Kingsley High School complex which comprises of the main building in Beauchamp Avenue with ancillary buildings converted from Edwardian style houses and infill extensions, extending into Beauchamp Road. The converted houses are large two and half storey properties with tiled pitch roofs, brick and pebble dash render walls with casement windows.

While the site is located in a predominantly residential area, there are two other commercial buildings in the immediate vicinity; a tyre fitting company on the opposite corner of the junction and a furniture warehouse next door on Trinity Street.

PLANNING HISTORY

W/88/0567 - application granted for the erection of a rear basement and kitchen extension.

W/04/0771 - application granted for the demolition of 2no garages and rear garden boundary wall and erection of a single storey dwelling and integral garage with access onto Trinity Street.

W/09/1213 - application granted for the demolition of 2no garages and rear garden boundary wall and erection of a single storey dwelling and integral garage with access onto Trinity Street.

W/09/1323/CA - application refused for demolition of two existing garages and boundary wall.

W/10/0018/CA - application granted for the demolition of boundary wall to Trinity Street.

W/15/1748 - application granted for the removal of existing single storey rear lean to roof and replace with proposed flat roof and roof lantern. Proposed rear elevation bifold doors and relocation of utility door. Proposed flat roof to utility bathroom to match proposed kitchen flat roof. Proposed rear lightwell created to add natural daylight into basement area. Proposed steps to raised access platform to rear elevation.

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)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Open Space (Supplementary Planning Document - June 2009)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: The Town Council object on the following grounds: the proposals constitute an overdevelopment of this small site - reduced number of houses on the site plus the inclusion of associated parking spaces would be preferable; the proposed three-storey building will be above the height of the surrounding residential properties with an adverse impact particularly on adjacent properties and the Conservation Area in general; lack of proposed off-street parking serving this development will exacerbate existing parking difficulties.

WCC Highways: Based on the results of the parking survey, the Highway Authority considers there to be sufficient on-street parking capacity to accommodate the proposed development. It is also unlikely that the development proposals will have a detrimental impact on public highway safety, therefore the Highway Authority has no objection.

WCC Ecology: No objection, subject to the inclusion of bat and nesting bird notes.

Waste Management: No objection, the flats should have a communal bin store area.

Open Space: No objection, subject to contribution of £16,328 towards the improvement of local open spaces.

Public Responses: 28 objections have been received on the following grounds:

- Inappropriate design - the development will be dominant and overbearing in the street scene, out of character, disproportionate and cramped. The development does not respect the surrounding buildings in terms of scale, height, form and massing. The development represents overdevelopment of the site.
- Impact on the Conservation Area and setting of Listed Buildings - the development is out of character and harmful to the Conservation Area and setting of nearby Listed Buildings. The development does not represent a qualitative improvement to the Conservation Area and setting of adjacent buildings in accordance with Local Plan policy DAP6, does not reflect the architectural character of the locality and detracts from the character of the area.
- The development would have an unacceptable level of harm to neighbouring residential amenity in the form of loss of light, loss of privacy, overbearing, and cause noise and disturbance.
- The development provides a lack of amenity space for future occupants.
- Potential for town houses to be converted into HMOs and high density of housing.
- Impact on existing parking provision.
- Potential for waste to overflow onto the pavement causing danger to pedestrian safety.
- Potential to create increased levels of crime and student accommodation would be at odds with the character of the surrounding area which is occupied by families.
- Potential for works to cause damage to local properties and stress to residents.

ASSESSMENT

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

- The Principle of the Development
- Impact on the character and appearance of the area
- Impact on Heritage Assets
- Impact on living conditions of nearby dwellings and future occupants of the proposed dwellings
- Car Parking and Highway Safety
- Drainage and Flood Risk
- Sustainability
- Waste
- Open Space
- Ecological Impact
- Health and Wellbeing
- Other Matters

The Principle of the Development

The application site is located on the very edge of the Leamington Spa town centre boundary as identified on the proposals map immediately next to an area designated to be primarily in residential use. The existing use is a warehouse

last used by Unipart Automotive for a vehicle spares outlet but which has been vacant since June 2014. The lawful use falls within the definition of employment uses under Policy SC2 of the Local Plan, which seeks to protect existing employment sites. The property has been actively marketed by Bromwich Hardy with interest received from commercial but, non-employment uses as defined by the policy. In any case, these all fell through for various reasons, one of which being that the building is in very poor condition which would need to be extensively refurbished or rebuilt to be brought back into use. In this case it is considered that the location of the site is such that alternative employment uses would be likely to have an unacceptable adverse impact upon adjacent residential uses and therefore the change of use to a non-employment use in this case would not be contrary to Policy RAP2. It would also bring about benefits in terms of removing commercial deliveries and collections from Trinity Street which is narrow and difficult to manoeuvre.

The demolition of buildings in the Conservation Area is considered to be acceptable where the detailed design of the replacement can demonstrate that it will bring about a genuine qualitative improvement to the Conservation Area and the setting of the adjacent buildings in accordance with Local Plan Policy DAP9. The existing building is a relatively modern development of no architectural merit and is somewhat dilapidated, which detracts from the character and appearance of this part of the Conservation Area. Officers are of the view that the proposed development will bring about a genuine qualitative improvement to the Conservation Area and the setting of the adjacent buildings. There have been objections from members of the public that the proposed development is out of character and harmful to the Conservation Area and setting of nearby Listed Buildings which will be discussed below.

Impact on the character and appearance of the area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

The existing building comprises mainly of a single storey steel frame building with slate pitch roof and white render parapet walls with shopfront glazing to Beauchamp Road. The steel frame runs into a two storey building fronting Trinity Street with the existing 3 bed flat split over two levels. The building detracts from the character and appearance of the area.

There have been objections from the Town Council and members of the public that the proposals constitute overdevelopment of the site; the design is inappropriate and will be dominant and overbearing in the street scene; the development is out of character, disproportionate and cramped. Objections also include the fact that the development does not respect the surrounding buildings in terms of scale, height, form and massing.

The existing building is a mix of one and two storeys and the wider street scene is characterised by two and three storey dwellings. Some of these residential properties are from the Regency period, whilst others were built much more recently, and are constructed from a range of materials. Furthermore, the Grade II* listed Audley Binswood Retirement Village which is positioned to the north of the site is visible within the context of the street scene. This provides a varied street scene, with no prevailing architectural character. Furthermore, the wider area also provides a variety of style and age of properties.

Whilst it is acknowledged that the proposed building will be larger than the existing property in terms of scale and mass, the principle of constructing a larger structure is considered to be appropriate. The proposed development will be larger than the adjoining properties in terms of mass and scale, however, this does not mean that the character of the nearby dwellings will not be respected. The proposed town houses reflect the wider character of the area and would not appear incongruous within the varied street scene. The subordinate flats will provide accommodation which reflects the scale and mass of the adjoining properties. Similar scale development in terms of the town houses is apparent in the wider area and therefore, the development is not considered to be overbearing or inappropriate.

The proposed street elevations are render and include projecting bays, sash windows, recessed front doors (as Binswood Avenue) and slate pitch roofs. The projecting bay extends past the eaves with a parapet similar to properties in Binswood Avenue, to break the extent of the roof and give the elevations a vertical emphasis rhythm. The proposed three storey provides a strong street frontage to Beauchamp Road and Trinity Street.

The town houses have been designed with hipped roofs at the corners to minimise the overall bulk and mass, with features from similarly designed properties in the wider area which have been added, such as the curved doorway arches to ensure that the development will not appear out of keeping within the wider area. It is not out of character to see town houses within the town centre of this scale and density and therefore, the site is not considered to be cramped or overdeveloped. Therefore, the design is considered to be acceptable and would not be harmful to the street scene. The proposal is considered to be in accordance with the NPPF, Local Plan policy DP1 and the Residential Design Guide.

Impact on Heritage Assets

Warwick District's adopted Local Plan Policy DAP8 requires development to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas. It goes on to state that development should respect the setting of Conservation Areas and should not impact on important

views or groups of buildings from inside and outside of the boundary. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a conservation area. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

There have been objections from the Town Council and members of the public that the development is out of character and harmful to the Conservation Area and setting of nearby Listed Buildings. They consider that the development does not represent a qualitative improvement to the Conservation Area and setting of adjacent buildings, does not reflect the architectural character of the locality, and detracts from the character of the area.

The existing property is of poor quality and the proposed development is considered to be of an acceptable design which would not be harmful to the street scene. The proposed dwellings have traditional features such as firewalls, which give the properties vertical emphasis to reflect similarly designed properties within the wider Conservation Area. Small amendments have been made to ensure that the front entrances replicate the design of similar town houses within the wider area which provides a sympathetic design. The proposed replacement building is considered to be of good design quality which would provide a qualitative improvement to the Conservation Area.

The elevational treatment of the proposed replacement building has been designed to reflect the Victorian rendered properties to Binswood Avenue. The Conservation Officer does not consider that the proposed development would be harmful to the setting of the nearby listed buildings. It is therefore considered that there would be no harm to the Conservation Area or nearby listed buildings as a result of the proposal. The development is considered to be in accordance with the NPPF, DAP8 and DAP9.

Impact on living conditions of nearby dwellings and future occupants of the proposed dwellings

Warwick District Local Plan Policy DP2 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide provides a framework for policy DP2, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a

45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

There has been an objection from the Town Council and members of the public in relation to the impact which the proposed development would have on neighbouring residential amenity. Concerns focus on the potential for loss of light, loss of privacy, that the development would be overbearing, and cause noise and disturbance. There has also been a concern raised that the development provides a lack of amenity space for future occupants of the proposed dwellings.

The proposed dwellings and nearby occupants are located within the Conservation Area and therefore, the Council takes a more flexible approach towards the application of the adopted minimum distance separation guidance. 40 Binswood Avenue is positioned to the east of the site and has objected to the proposed development due to a loss of privacy and overlooking. However, the proposed development and this neighbour are separated by a wide road where the standard distances are not normally applied so rigidly.

38 Binswood Avenue is positioned directly adjacent to the proposed development, to the north of the site. This neighbour benefits from a first floor rear facing conservatory and has objected to the proposed development as there would be a loss of light to this room. However, the roof of the existing property obscures a significant amount of light to this conservatory, which has a limited outlook. The proposed development would increase the outlook and potentially increase the amount of natural light entering into this room. Therefore, the proposed development is not considered to cause harm to the living conditions of the occupiers of this property.

The proposed development is not considered to be overbearing owing to the distances and road separation between the proposed development and nearby properties. There have been objections to the noise and disturbance which would be caused as a result of the works, which can be adequately controlled by condition.

There has been an objection to a lack of amenity space for the proposed dwellings. However, each of the town houses are provided with a modest outside amenity space which is comparable to other similar size dwellings within the wider area. The proposed flats do not have any amenity space, however, this is considered to be acceptable for flats which traditionally do not benefit from outdoor amenity space. Furthermore, there is outside amenity space available to the future occupants of the site within easy walking distance. The internal ground floor layout has been designed to be dual aspect to maximise the level of light and outlook available.

The proposed development is considered to provide an adequate level of amenity for the future occupants of the site and does not cause an unacceptable level of harm to the living conditions of the occupiers of nearby properties which would warrant reason for refusal of the application. The development is therefore considered to comply with the NPPF, Local Plan policy DP2 and the Residential Design Guide.

Car Parking and Highway Safety

There have been a number of objections from the Town Council and members of the public that the proposed development does not provide adequate parking provision. However, a parking survey has been provided by the agent. This provides a detailed representation of the parking over a week long period at various intervals of the day and shows that there is adequate on street unrestricted parking to accommodate the required number of spaces for the scheme.

Furthermore, WCC Highways have no objection to the proposal and therefore, it is considered that there would be no harm to vehicular or pedestrian safety as a result of the proposed development. Adequate cycle storage has also been provided which meets the Councils adopted Vehicle Parking Standards SPD.

Drainage and Flood Risk

The application site is not located within a flood risk zone and therefore, there is no risk posed to safety as a result of the proposed development through flooding.

There have been no details submitted in relation to drainage on site, however, this can be secured by condition.

Sustainability

The agent has provided a Sustainable Buildings Statement which details that a fabric first or renewable energy forms will be used to provide towards the Council's sustainability requirements. Further information is required in order to ascertain whether the Council's minimum requirements will be met, which can be secured by condition.

Waste

There has been an objection from members of the public that the development has the potential for waste to overflow onto the pavement causing danger to pedestrian safety. However, adequate on site waste storage has been provided and waste management have no objection to the proposal.

Open Space

Open Space have no objection to the proposal, subject to the provision of a contribution towards the improvement of local open spaces. They recommend a contribution of £16,328 which would go towards the improvement of Villiers Street, Clarendon Square or the Spa Gardens which can be secured by condition.

Ecological Impact

WCC Ecology have commented on the application and have no objection to the proposed development subject to the inclusion of nesting bird and bat notes.

Health and Wellbeing

There has been an objection from members of the public that the works to the site are likely to cause damage to local properties and stress to residents.

The disturbance caused by the works would be a temporary matter controlled by condition and not considered to be a reason for refusal of the application.

Furthermore, there has been an objection that the development could create increased levels of crime and student accommodation would be at odds with the character of the surrounding area which is occupied by families. The development will provide additional housing which will be available to a range of people including families and not limited to students, therefore this is not considered to be a reason for refusal. There is no evidence to suggest that the development would increase levels of crime within this area.

Other Matters

There have been concerns raised that the proposed dwellings would be used as HMOs for students. A change of use to HMOs in this location would require planning permission.

SUMMARY/CONCLUSION

The proposed development would provide additional housing in a suitable location. The proposal provides a sympathetic design which is respectful to the Conservation Area and nearby listed buildings. The proposed dwellings are not considered to have a harmful impact on neighbouring residential amenity and adequate on street parking can be accommodated nearby to the site. The proposal provides adequate waste and cycle storage and therefore should be approved.

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 amended drawings 940 - 09 Rev A, 940 - 10, 940 - 11 Rev A and 940 - 12 Rev A, and specification contained therein, submitted on 30th November 2016. **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.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District

Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.

- 4 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

- 5 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

REASON: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

- 6 Other than site clearance and preparation works no works shall commence on the construction of the development hereby permitted until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policies DP1 and DAP8 of the Warwick District Local Plan 1996-2011.

- 7 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has

been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the hours of construction/ demolition works, the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays; to control the emission of dust and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works.

REASON: In the interests of the amenities of the occupiers of nearby properties and the visual amenities of the locality in accordance with Policies DP2, DP8 & DP9 of the Warwick District Local Plan 1996-2011.

- 8 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 9 All window and door frames shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 10 The development hereby permitted shall only be undertaken in strict accordance with drainage details, incorporating a Sustainable Drainage System (SUDS) and responding to the hydrological conditions (soil permeability, watercourses etc) within the application site, including a long term management and maintenance plan, which have been submitted to and approved in writing by the local planning authority. The approved systems shall thereafter be retained and shall be managed and maintained in strict accordance with the approved details unless alternative drainage methods have been approved in writing by the local planning authority. **REASON:** To ensure that a satisfactory means of drainage is provided such as to minimise flooding and which Promotes and maintains the good stewardship of the natural and built environment in accordance with Policies DP11 & DP3 of the Warwick District Local Plan 1996-2011.
- 11 All rainwater goods for the development hereby permitted shall be metal. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.

- 12 The development hereby permitted shall not be occupied unless and until the external refuse storage areas for the development have been constructed or laid out, and made available for use by the occupants of the development and thereafter those areas shall be kept free of obstruction and be available at all times for the storage of refuse associated with the development. **REASON:** To ensure the satisfactory provision of refuse storage facilities in the interests of amenity and the satisfactory development of the site in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.