

**List of Current Planning and Enforcement Appeals
May 2023**

Public Inquiries

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Inquiry	Current Position
New W/22/1877	Land at Warwickshire Police Headquarters	Outline planning application for 83 dwellings. Non-Determination Appeal	DC	Statement due: 2 June	Commences 25 July for 6 days	Ongoing

Informal Hearings

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing	Current Position
W/21/2042 and W/21/2043/ LB W/22/1407 and	The Glebe Hotel, Church Street, Barford	Redevelopment and Conversion to 4 Dwellings and 4 Apartments Delegated	Adam Walker	Questionnaire: 30/1/23 Statement: 27/2/23	16 and 17 May 2023	Awaiting decision

W/22/1408/ LB						
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Written Representations

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Current Position
W/21/1518	8 Offa Road, Leamington	One and Two Storey Extensions Delegated	Millie Flynn	Questionnaire: 7/3/22 Statement: 28/3/22	Ongoing
W/20/1975	6 Lower Ladyes Hills, Kenilworth	Formation of Driveway Committee Decision in Accordance with Officer Recommendation	Jonathan Gentry	Questionnaire: 10/2/22 Statement: 4/3/22	Ongoing
W/21/1622	1 The Chantries, Chantry Heath Lane, Stoneleigh	Gazebo and Fencing Delegated	George Whitehouse	Questionnaire: 29/4/22 Statement: 23/5/22	Ongoing
W/21/0834		2 dwellings Delegated	Dan Charles	Questionnaire: 26/7/22	Ongoing

	The Haven, Rising Lane, Baddesley Clinton			Statement: 23/8/22	
W/20/1251	Land on the South Side of Birmingham Road, Budbroke	Erection of 75 Bed Care Home Delegated	Dan Charles	Questionnaire: 21/11/22 Statement: 29/11/22	Ongoing
W/21/0153	Land adjacent to 1 Castle Hill, Kenilworth	Single Storey Dwelling Delegated	Jonathan Gentry	Questionnaire: 3/11/22 Statement: 1/12/22	Ongoing
W/21/0374 and W/21/375/LB	64-66 Market Place, Warwick	Conversion of Offices into 2 Apartments Delegated	George Whitehouse	Questionnaire: 20/2/23 Statement: 20/3/23	Ongoing
W/21/1852	West Hill, West Hill Road, Cubbington	Detached Garage; Maintenance Store with Walled Courtyard Delegated	Jonathan Gentry	Questionnaire: 1/3/23 Statement: 22/2/23	Ongoing
W/22/1578 and W/22/1965	23 Freemans Close, Leamington	Single Storey Rear Extension and Enclosure of Front Porch Delegated	Josh Cooper	Questionnaire: 9/2/23 and 28/2/23 Statement:	Ongoing

				23/3/23 and 21/3/23	
W/21/2283	Land off Charingworth Drive, Hatton Park, Hatton	Redevelopment for 7 Dwellings Delegated	George Whitehouse	Questionnaire: 25/4/23 Statement: 23/5/23	Ongoing
W/22/0608	12 Sabin Drive, Weston Under Wetherley	Two Storey Side Extension Delegated	George Whitehouse	Questionnaire: 29/3/23 Statement: 19/4/23	Appeal Dismissed
<p>The Council stated that together with the extensions granted in 2020, the proposal would result in a 38% increase in floor area over and above that of the original dwelling'. When the cumulative additional floor area of the rear extension and proposal is considered, this would result in a floor area considerably in excess of the 30% gross floor space guide given for policy H14 of the LP. The Inspector noted that whilst the 30% is intended as guidance, thus leaving some room for flexibility, the proposal together with the previous rear extension would cumulatively surpass a reasonable margin of tolerance. As such, the proposal would lead to a disproportionate addition in the Green Belt as defined in the LP.</p>					
W/22/0869	209 Old Warwick Road, Lapworth	Various extensions, raising of roof and new access Delegated	Josh Cooper	Questionnaire: 24/3/23 Statement: 14/4/23	Ongoing
W/22/1593	50 Russell Terrace, Leamington	Single storey extension and enclosure of front porch Delegated	Josh Cooper	Questionnaire: 20/3/23 Statement:	Ongoing

				10/4/23	
W/22/1308 and W/22/1309/LB	8 Clarendon Crescent, Leamington	Various Improvements to Building Fabric Delegated	Lucy Shorthouse	Questionnaire: 30/3/23 Statement: 27/4/23	Ongoing
W/21/0711	The Granary, Church Road, Baginton	Single Storey Dwelling Delegated	Michael Rowson	Questionnaire: 7/3/23 Statement: 4/4/23	Appeal Dismissed

The Inspector noted that in the WDLP, the definition of infilling as set out in Policy H11 requires, amongst other things, the site to comprise a gap within an otherwise largely uninterrupted built-up frontage. WDLP paragraph 2.71 makes it clear that this definition is intended to apply to infilling in the GB as well as in villages designated for infill. In the case of the appeal site, he noted that although there are two properties to the west of the site, in the other direction the southern side of Kimberley Road has no built-up frontage at all. He therefore concluded that site not a gap in an otherwise built-up frontage and falls outside of the definition of infilling which applies within Warwick District. The Inspector appreciated that the NPPF does not limit the meaning of 'infilling' in the same way as WDLP Policy H11, but he was mindful that national policy does not contain any specific alternative to this definition. Consequently, in his view, there was no inconsistency between the two and in any event, as an adopted development plan, the WDLP has been consulted upon and examined, and has statutory status. Furthermore, to his mind, the WDLP definition of infill accords with the word's natural meaning.

The Inspector noted that the site is located adjacent to the village boundary and the dwelling would have access to village facilities and bus services, similar to a site within that boundary. But he considered the same could be said of many other developments on similarly located sites, which collectively would undermine the strategy behind the WDLP's housing policies, including Policy H1. The purpose of defining village boundaries is clearly to ensure consistency and certainty in the application of those policies, and it is therefore necessary to make a distinction between sites within village boundaries and those outside. In this case there was no apparent reason to set aside this established approach to the application of Policy H1.

The Inspector found that the new dwelling would be sited close to the rear of The Granary and The Coach House, in a manner that would not relate to the original Home Farm layout. In his view, the addition of a substantial building in this position would have a somewhat ambiguous visual relationship to the rest of the former farmyard buildings, being neither part of the group nor clearly separate from it. As such, the siting of the development would detract from the Home Farm buildings, and from the value of their contribution to the CA. He also considered that the building would appear uncharacteristically deep and squat, whilst also having an excessively bulky roof, compared to the simple but elegant proportions of its neighbours.

W/22/1574	Leasowe House, Southam Road, Radford Semele	Lawful Development Certificate for Garden Land Delegated	Michael Rowson	Questionnaire: 20/3/23 Statement: 17/4/23	Ongoing
New W/22/0275	Hammonds Barn, Purlieu Lane, Kenilworth	Erection of 5 Stables Delegated	Michael Rowson	Questionnaire: 22/5/23 Statement: 19/6/23	Ongoing
New W/22/0892	22 Clarendon Square, Leamington	Erection of 2 Storey Coach House Committee Decision in Accordance with Officer Recommendation	Michael Rowson	Questionnaire: 3/5/23 Statement: 31/5/23	Ongoing
New W/22/1393	3 Lewis Road, Radford Semele	Erection of Bungalow Delegated	Millie Flynn	Questionnaire: 2/5/23 Statement: 30/5/23	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	TBC	Statement: 22/11/19	Public Inquiry TBC	Ongoing
ACT 185/18	Thomas James Hotel, 45-47 Bath Street, Leamington	UPVC Windows in Listed Building	Phil Hopkinson	Statement: 29 November 2022	N/A	Ongoing

Tree Appeals

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