

PLANNING COMMITTEE 15th JANUARY 2013

OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: W/12/1221 Tollgate House, Banbury Road, Bishops Tachbrook

Further representation received from the Parish Council (emailed direct separately) in relation to conflict with Policy RAP1 which they feel should be afforded full weight, the unsuitability of this location for housing given its sustainability, not plan-led and takes no account of Neighbourhood Plan.

Two additional conditions below are recommended relating to controlling the scale of development granted permission and materials to be used:

The development hereby permitted shall be carried out strictly in accordance with the details shown on the submitted drawing 03 and specification contained therein, submitted on 28 September 2012, as amended by any reserved matters approval, unless first agreed otherwise in writing by the District Planning Authority. **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.

A sample of the external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

Furthermore, condition 7 relating to noise has been amended:

7. The development hereby permitted shall proceed only in strict accordance with the recommendations of a noise assessment, which shall be submitted in accordance with the principles of the NPPF. The noise assessment shall include results for LAeq, LA10, and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The assessment will demonstrate by calculation that internal noise levels for the proposed residential property meet the 'Good' criteria set out in British Standard 8233 'Sound Insulation and Noise Reduction for Buildings' together with any mitigation measures that are required to achieve this. Prior to the first occupation of the building any necessary mitigation measures shall have been implemented in full accordance with the recommendations of the noise assessment and thereafter shall not be removed or altered in any way without the prior written approval of the local planning authority. **REASON:** To ensure no harm to future occupiers of the dwellings through noise and disturbance and to satisfy the requirements of Policies DP2 and DP9 of the Warwick District Local Plan 1996-2011.

Item 8: W/12/1260 102 Montague Road, Warwick

Community Protection: No objection subject to conditions requiring details of existing and proposed drainage systems, percolation testing and foul and surface

water calculations, to ensure no adverse effect on existing drainage systems. A condition requiring these matters has already been included in the recommendation to Committee.

Severn Trent Water: No objection to the proposal and no comment to make.

Neighbourhood Services (Open Space): Request a contribution towards the improvement of local public open space in accordance with the SPD.

Public response: Two further objections received (7 in total) along with further comments from the attached property. Raising two further issues:

- Poor quality of the existing dormer roof extension, parts of which have fallen off.
- Change of use will set an undesirable precedent for further flat development in the area.

Item 11: ENF 474-46-12 - 121 Leicester Street, Leamington Spa

The property owners have written advising:

“It seems that our permitted development dormers are 5 cubic metres over the 50 allowed. When we began the project we did not intend to put in a dormer on the NE elevation. Due to the structural engineers plans to raise the level of the floor with large joists, and bring down the pitched roof with deeper, stronger rafters, the NE elevation dormer was necessary in order to be able to pass down the corridor and access the front bedroom. The nature of the roof and angles involved has made this a very difficult volume to measure. Admittedly, this has complicated matters in our application for the extension.

In building the extension, we will be able to accommodate a ground floor one-bedroom space for Grandma Wendy with a separate living room. Wendy is aged 86, is registered blind and also disabled. There will be enough bedrooms for our three children. We will be freeing up the two separate properties that we currently occupy, which will in a small way reduce stress on the local need for housing. Wendy will also have a living room able to accommodate a family heirloom rug and the hands-on care that she needs, not need to move into a home or be a burden on the state.

The renovations we have accomplished thus far are carbon-saving in accordance with government initiatives, with solar PV panels to produce electricity, very thorough insulation to reduce our energy needs, a multi-fuel stove which can also heat the water, and rainwater harvesting to lower our own mains water needs and reduce the water run off problems which lead to flash flooding. We are doing as much of the work ourselves as we are able to, in order to make the project financially viable. The extension will be made of straw bales, which are a highly thermally efficient, progressive and economical alternative to traditional building methods.

We have been accepted to be part of an open house scheme run by the charity Act On Energy to promote positive steps that homeowners can make to reduce their bills, reduce their energy needs and live in an environmentally sustainable way.”