

Planning Committee: 16 September 2014

Item Number: 16

Application No: W 14 / 1202

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall
30/09/14

Registration Date: 05/08/14

Expiry Date:

Case Officer: Emma Spandley
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Haseley Fields Farm, Haseley Knob, Haseley, Warwick, CV35 7NJ
Erection of new gates. FOR Mr & Mrs Lewis

This application is being presented to Planning Committee as a result of a request by Councillor Gallagher.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application proposes to remove the existing timber gates and to replace them with a pair of timber gates 1.5 metres in height.

THE SITE AND ITS LOCATION

The application site is located within the Green Belt and contains the replacement house, approved under W/10/1565 and the existing garage. The garage is set back from the main road which allows cars to park in front of the garage, and is situated up to the boundary wall. Set back from the highway are a set of timber gates which open inwards.

PLANNING HISTORY

In 2010 planning permission was granted for a replacement dwelling (ref: W/10/1565). Permitted development rights were removed by condition.

In 2013 planning permission was granted for the demolition of the western wall of the existing garage and to replace it, block up the existing garage doors and realign them.

RELEVANT POLICIES

- National Planning Policy Framework
Warwick District Local Plan 1996 - 2011

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

Warwick District Local Plan 2011-2029 - Publication Draft April 2014

- DS19 - Green Belt (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- 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)

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley and Wroxall Parish Council - No objection

WCC Highways - No objection

Cllr Gallagher - Requested that the application is called into Planning Committee.

Public Response - **Two** objections have been received on grounds of inappropriate design and appearance of the proposed gates.

ASSESSMENT

Impact on the rural character and appearance of the country lane

The application property forms part of the local rural landscape which is characterised by isolated dwellings interspersed with farm land, sited at varying distances from the highway, but generally behind roadside hedges with traditional timber gates to their accesses. Typically accesses are marked by low open fencing or walls, with open timber or metal gates.

The existing gates at the property are a similar height to those proposed. The proposed gates would be very similar in style and appearance to several other examples fronting the same road. It is therefore considered that the proposed gates will not appear out of character with the street scene or have an adverse impact on the existing character of this rural area. The proposed gates will not affect the openness of the Green Belt since they are replacing existing gates.

The proposal is therefore considered to comply with Policy DP1 of the Warwick District Local Plan 1996 - 2011 and Policy BE1 of the Draft Local Plan 2011-2029 which requires proposals to positively contribute to the character and quality of its environment through good layout and design and the NPPF.

Impact on highways

There have been no accidents associated with the existing gates in the last five years. It is unlikely that the new replacement gates will have a detrimental impact on the public highway safety. The Highway Authority have raised no objection to the proposal.

Health & Wellbeing

N/A

Other matters

There would be no significant impact on ecological matters, and no harm to neighbouring amenity.

SUMMARY/CONCLUSION

The proposal would not harm the visual amenity of the surrounding area or have a detrimental impact on highway safety, and would 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 titled proposed plans, drawing No.1, and specification contained therein, submitted on 5th August 2014. **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.



