

**List of Current Planning and Enforcement Appeals
24 May 2017**

Public Inquiries

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
W/14/0618	Land north of Common Lane, Kenilworth	Outline application for up to 93 dwellings	Jo Hogarth	TBA	-	In abeyance whilst the applicant considers their position to amend s.106 agreement
New W/16/0112	Glenthorne, Fiveways Road, Shrewley	Certificate of Lawful Use for use of land as part of curtilage Delegated	Helena Obremski	TBA	TBA	In preparation

Informal Hearings

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

Written Representations

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Current Position
W/16/0429	68 Thornby Avenue, Kenilworth	Single Storey Rear Extension Delegated	Liz Galloway	Questionnaire: 2/8/16 Statement: 24/8/16 Comments:	Awaiting decision
W/16/1563	The Falcon Inn Birmingham Road, Haseley	5 x 1.5 metre floodlights Delegated	Dan Charles	Questionnaire: 24/2/17 Statement: 24/3/17 Comments: 7/4/17	Appeal Dismissed

The Inspector considered that the proposal amounted to a new building in accordance with the definition in s.336 of the 1990 Act. As the car park to the Public House can be considered to be previously developed land the inspector considered that it followed that in order to determine whether it would be inappropriate development it is necessary to consider whether or not the proposal would have a greater impact on openness than the existing development. The Inspector considered that whilst the size of the lighting columns would not be prominent, they would have an impact on the openness of the Green Belt by introducing additional structures. The Inspector acknowledged that the level of harm to the openness of the Green Belt was very small but concluded that given the loss of openness it follows that the proposal would be inappropriate development which should therefore not be permitted.

The Inspector considered that due to the limited height the proposal it would not have a significant impact on the rural character and appearance of the area.

In terms of the light emitted, the Inspector noted that this would be localised to the car park and directed downwards and as such he considered that the effect of the proposal would be very limited and not harmful to the rural character and appearance of the area.

W/16/1435	Holywell Farm, Holywell, Rowington	Application for a lawful development certificate for the use of land for residential purposes Delegated	Helena Obremski	Questionnaire: 8/3/17 Statement: 5/4/17 Comments: 26/4/17	Awaiting decision
W/16/1273	Flat 2, 99 Upper Holly Walk, Leamington	Erection of Balcony Delegated	Holika Bungre	Questionnaire: 20/3/17 Statement: 17/4/17 Comments: 1/5/17	Awaiting decision
W/16/1521	1 Oakley Wood Cottages Banbury Road, Bishops Tachbrook	Two storey extension and garage block Delegated	Liz Galloway	Questionnaire: 15/3/17 Statement: 16/4/17 Comments:	Appeal Dismissed

The Inspector allowed the appeal in respect of the proposed extension as he considered that whilst there would be a significant increase in footprint from the original modest sized cottage, the proposed 2-storey extensions would appear proportionate and in keeping with the pair of cottages. He was satisfied that the spacious quality of the rural area would be maintained on account of a sympathetic design, the setback from the road and boundary screening.

The Inspector dismissed the appeal in respect of the proposed replacement garage as he considered that at almost 6m high with storage in the roof it would be almost twice the height of the existing garage with a significantly larger footprint which would not be dissimilar to the cottage as extended. He considered that as a large detached outbuilding in close proximity it would appear out of scale and disproportionate to the cottage buildings. He concluded that on account of its excessive scale the garage block would not positively

contribute to the character and quality of the environment.

W/16/2173	70 Russell Terrace, Leamington	Increased roof height and dormer windows Delegated	Rebecca Compton	Questionnaire: 29/3/17 Statement: 20/4/17 Comments:	Appeal Dismissed
<p>The Inspector noted that the Council's Residential Design Guide SPG states that dormer windows will only be permitted where they can be inserted without damaging the character and appearance of the building and the general area and that they should be avoided on prominent elevations that can be clearly viewed from the street.</p> <p>The Inspector noted that No.70 is lower and significantly smaller in scale than No.72. The proposal entailed an increase in its eaves and ridge heights and the installation of dormer windows to its rear and sides. The Inspector considered that the dormers would have differing proportions, but would be fairly large features which would consequently give the building a very complex roof form which together with the increased ridge height and steeply pitched roofs would give it a much more 'top- heavy', and less balanced appearance than at present and the harm would be very apparent on this prominent corner plot.</p> <p>The Inspector noted the varied style and design of the buildings in this part of the Conservation Area but considered that the houses here generally have a fairly simple roof form with principally plain sloping roofs. Large dormer windows are not a typical characteristic of the dwellings in the streetscene. The Inspector concluded that their introduction here would therefore appear incongruous and would also disrupt the harmony and uncluttered roof form of this small cohesive group from nos. 70-76.</p> <p>Although the harm caused to the Conservation Area would be less than substantial any public benefit arising from the improved family accommodation provided would be very limited and would not outweigh the harm caused.</p>					
W/16/1187	Land adjacent to 8 Birmingham Road, Stoneleigh	2 semi-detached dwelling houses Delegated	Helena Obremski	Questionnaire: 21/3/17 Statement: 18/4/17 Comments: 2/5/17	Awaiting decision

W/16/1767	Spinaway, Church Lane, Lapworth	Erection of Dwelling Delegated	Lucy Hammond	Questionnaire: 21/3/17 Statement: 18/4/17 Comments: 2/5/17	Awaiting decision
W/16/1823	28 Beauchamp Road, Leamington	Residential development following demolition of warehouse Committee Decision Contrary to Officer Recommendation	Helena Obremski	Questionnaire: 10/4/17 Statement: 8/5/17 Comments: 22/5/17	In preparation
W/16/0382	26 Leam Terrace, Leamington	Change of Use of Basement to 2 addition rooms within existing HMO Delegated	Holika Bungre	Questionnaire: 14/4/17 Statement: 12/5/17 Comments: 26/5/17	In preparation
W/16/2194	37 Sherbourne Place, Clarendon Street, Leamington	Erection of Trellis Committee Decision Contrary to Officer Recommendation	Liz Galloway	Questionnaire: 2/5/17 Statement: TBC Comments:	In preparation
W/16/1705	Priors Club, Tower Street, Leamington	4 storey building to include 5 HMO cluster flats to provide 26 student bedrooms. Delegated	Rob Young	Questionnaire: 10/4/17 Statement: 8/5/17	In preparation

				Comments: 22/5/17	
W/16/1831	Newlands, Mill Lane, Little Shrewley	Conversion of coach house to form 1 dwelling Committee Decision in accordance with Officer Recommendation	Helena Obremski	Questionnaire: 5/4/17 Statement: 3/5/17 Comments: 17/5/17	In preparation
New W/16/1295	6 Satchwell Court, Royal Priors Shopping Centre	Illuminated and Non-Illuminated Advertisements Delegated	Holika Bungre	Questionnaire: 18/5/17 Statement: 19/6/17 Comments:	In preparation
New W/16/2157	Land at the former Bryants Nursery, Station Lane, Lapworth	3 detached dwellings Delegated	Helena Obremski	Questionnaire: 19/5/17 Statement: 16/6/17 Comments: 30/6/17	In preparation
New W/16/2291	Hampton View, Henley Road, Hampton on the Hill	Extensions to link residential property with outbuilding Committee Decision in accordance with Officer Recommendation	Helena Obremski	Questionnaire: 18/5/17 Statement: 19/6/17 Comments:	In preparation
New W/17/0104	Lyttleton House, Lye Green, Holywell	2 Storey Extension Delegated	Rebecca Compton	Questionnaire: 5/5/17	In preparation

				Statement: 26/5/17 Comments:	

Tree Appeals
