

Planning Committee: 20 September 2006

Item Number: 20

Application No: W 06 / 1237

Registration Date: 01/08/06

Town/Parish Council: Leamington Spa

Expiry Date: 26/09/06

Case Officer: Sarah Laythorpe

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The Willows, Barwell Close, Leamington Spa, CV32 6QA

Addition of steel railings to top of existing garden wall FOR Mr P Squires

This application has been requested to be presented to Committee by Councillor Copping.

SUMMARY OF REPRESENTATIONS

Town Council: no objection

Neighbours:

The Old Stables - objects on the grounds that the railings are not in keeping with the Conservation Area, the development would modernise and would therefore destroy the character and historic nature of Leamington.

Tiree - objects on the grounds that the railings would give a fortress-like impression and would be out of keeping in the streetscene.

Carew - objects on the grounds that the railings would have an unacceptable height, and the installation of security gates would block a turning circle for vehicles and result in them having to reverse down the access road which could be dangerous to pedestrians.

108 Northumberland Road - objects on the grounds that the erection of steel railings is not in-keeping with design and appearance of the current boundaries of this locality. The owner of 108 Northumberland Road believes the wall onto which the steel railings will be erected belongs to him and objects to works being done to his property.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)
- DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

No relevant planning history.

KEY ISSUES

The Site and its Location

Barwell Close is a non-through road to a triangular cluster of properties including the application site The Willows and seven other properties. The properties align with the rear gardens of properties in Northumberland Road to the north-west, Woodcote Road to the south and Kenilworth Road to the east. Most of the properties in Barwell Close, apart from The Firs, are within the Conservation Area.

The character of Barwell Close is Victorian Coach and Stable blocks. However, The Willows is a modern property built around 1973 and is located at the end of the access road into Barwell Close and at the end of a long private driveway.

A block of garages belonging to The Cloisters, Kenilworth Road is adjacent to the east of the property. There is currently a 1.2 metre high brick wall and a temporary wooden fence of approximately 1.2 metre high forming the boundary of the two sites.

Details of the Development

The scheme proposes a 1.2 metre high set of railings to be erected on top of the existing 1.2 metre high brick wall which runs along the eastern boundary of the application site. There are no specific details of the railings therefore it has been conditioned that large scale details be submitted and approved prior to commencement of works and that the railings be painted black.

Assessment

It is considered that the proposed railings would be acceptable in this location. Whilst the property is located within a Conservation Area, it is considered that this boundary is relatively secluded, and the additional 0.4 metre above any 2

metre high enclosure that could be erected without planning permission would not result in significant harm to the wider Conservation Area.

Whilst I note the objections from neighbouring properties regarding the resultant "fortress-like" appearance and the railings being out of character in this locality, I do not consider that the impact on the property or the streetscene would have such a detrimental impact to warrant a refusal. The boundary along which the railings will be located is not a primary frontage to a streetscene, nor does it align a boundary to a neighbouring property, therefore the impact is confined to the application site and in my opinion is not unreasonable given the applicants wish to increase security to the property.

RECOMMENDATION

GRANT subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing, and specification contained therein, submitted on 1st August, 2006 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 Local Plan Policy ENV3.
- 3 No development shall be carried out on the site which is the subject of this permission until large scale details of the railings including design of finials, details of the intermediate posts and cappings have been submitted to and approved by the District Planning Authority. The railings should be painted black. 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 ENV8 of the Warwick District Local Plan.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development is of an acceptable standard of design which is in keeping with the architectural and historic character of the Conservation Area within which the site is located. The proposal is therefore considered to comply with the policies listed.
