

**List of Current Planning and Enforcement Appeals
8 November 2016**

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

Informal Hearings

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
W/15/2154	Unit 1, Moss Street, Leamington	Erection of 46 bed HMO Delegated	Rob Young	Questionnaire: 10/10/16 Statement: 7/11/16 Comments: -	TBC	In progress

Written Representations

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Current Position
W/14/0189	The Falcon Inn, Haseley	Retention of external canopy and enclosure Delegated	Robert Mason	Questionnaire: 12/11/14 Statement: 10/12/14	Awaiting decision
W/15/1653	Chesford Bridge House, Bericote Road, Blackdown	Installation of 200 mounted solar panels Delegated	Emma Spandley	Questionnaire: 18/5/16 Statement: 15/6/16 Comments: 29/6/16	Awaiting decision
W/16/0133	29 The Fairways	Two storey extensions (revised scheme) Delegated	Jo Hogarth	Questionnaire: 9/6/16 Statement: 1/7/16 Comments:	Awaiting decision
W/15/2148	Unit 3, Cattell Road, Cape Industrial Estate, Warwick.	Variation of condition imposed on change of use to gym regarding opening hours Delegated.	Emma Spandley	Questionnaire: 27/5/16 Statement: 24/6/16 Comments: 8/7/16	Appeal Allowed
<p>The Inspector considered that the provision of the 7 parking spaces in the parking forecourt at the front of units 1-7 reserved exclusively for the use of users of Unit 3 would mean that the proposed change of operation on the basis of adding one-to-one personal training sessions by appointment only with a maximum of 7 persons at the premises at any one time would not increase parking stress or otherwise prejudice highway safety. He considered that the amended condition would be enforceable and a breach capable of detection due to the computerised entry system in operation as well as the ability of the LPA to visit the site ant any reasonable hour.</p>					

W/15/1561	Wyken Field, High Cross Lane, Rowington	Certificate of Lawful Development for Residential Use Delegated	Jo Hogarth	Questionnaire: 1/6/16 Statement: 29/6/16 Comments: 20/7/16	Awaiting decision
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/16/0467	Land rear of 7 & 9 Beauchamp Ave, LSpa	Demolition of garages and boundary wall and construction of four dwellings fronting Trinity Street. Delegated.	Rob Young	Questionnaire: 8/9/16 Statement: 6/10/16 Comments: 20/10/16	In preparation

The Inspector considered that this section of Trinity Street had a more open character formed by low rise structures and provided notable visual relief by maintaining a sense of spaciousness in comparison to the more enclosed areas. The introduction of four terraced dwellings into this area would result in built form with a bulk and mass that would be visually intrusive and alien to the existing low rise character and spaciousness. He concluded the proposal would harm the character and appearance of the Conservation Area.

W/16/0702	Castle Pavilion, Castle Road, Kenilworth	Change of use and conversion of existing building to form 1no. dwellinghouse with associated residential curtilage. Committee Decision contrary to officer recommendation	Helena Obremski	Questionnaire: 9/9/16 Statement: 7/10/16 Comments: 21/10/16	Appeal Dismissed
<p>The issue was whether the proposal provided adequate amenity space for future occupiers. The Inspector considered that while there would be space for circulation around the immediate area surrounding the building, the only useable outdoor amenity space directly connected to it would be the proposed patio area. The patio would extend along the full length of the building's side elevation but would be of a very narrow width. Furthermore, its orientation would be such that its main outlook would be towards the area where the occupant's cars would be parked in very close proximity. Given this relationship, he considered that the outlook for the dwelling's occupants from the patio would not be acceptable. He also considered that the patio area would be so constrained it would not be able to meet the needs of future occupiers in terms of providing sufficient space for sitting out whilst also allowing for other domestic requirements such as drying washing and young children's play. He considered these requirements could not be met by the nearby public recreational land.</p>					
W/16/0280	The Former Bull Public House, Weston Under Wetherley	Demolition of existing building and erection of 3 houses Committee Decision as per Officer recommendation	Helena Obremski	Questionnaire: 20/9/16 Statement: 18/10/16 Comments: 1/11/16	Awaiting decision
W/16/0717	Brickyard Barn, Mallory Road, Bishops Tachbrook	Single Storey Extension and Car Port Delegated	Pavan Flora	Questionnaire: 4/10/16 Statement: 26/10/16 Comments: -	Appeal Dismissed
<p>The Inspector considered that the extension by virtue of its siting and design, would impact on the original character and appearance of the building by further obscuring the timber framed structure of the converted barn. The proposed car port would be positioned in an uncharacteristic open gap between the barn and the adjacent field and would compromise the sense of space and openness around the building. The proposal was therefore concluded to be incongruous and out of keeping.</p>					

W/15/2154	Unit 1, Moss Street, Leamington	Erection of 46 bed HMO Delegated	Rob Young	Questionnaire: 10/10/16 Statement: 7/11/16 Comments: -	In preparation
W/16/0384	The Elms. 75 Chesetts Wood Road, Lapworth	Certificate of Lawfulness for new access Delegated	Helena Obremski	Questionnaire: 12/10/16 Statement: 9/11/16 Comments: 30/11/16	In preparation
W/16/0928	Oak House, Birmingham Road, Budbrooke	Erection of 2 Dwellings Delegated	Helena Obremski	Questionnaire: 6/10/16 Statement: 3/11/16 Comments: 17/11/16	In preparation
W/16/0838	Old Post House, Rowington Green	One Dwelling Delegated	Ian Lunn	Questionnaire: 17/10/16 Statement: 14/11/16 Comments: 28/11/16	In preparation

W/14/1713	Homebase, Myton Road, Leamington	Erection of Extensions and Variation of Condition to extend the range of goods sold Committee Decision contrary to officer recommendation	Rob Young	N/A	Redetermined Appeal Allowed
The Inspector considered that in the circumstances and given that the existing store has operated on this basis for at least 10 years, varying the condition would not harm the vitality and viability of the town centre.					
W/16/0669	New 24 Freemans Close, Leamington	One and two storey extensions Delegated	Helena Obremski	Questionnaire: 2/11/16 Statement: 24/11/16 Comments:	In preparation
W/16/1220	New 32 Stephenson Close, Milverton	Single Storey Dwelling Committee decision in accordance with Officer's recommendation	Helena Obremski	Questionnaire: 10/11/16 Statement: 8/12/16 Comments: 22/12/16	In preparation
W/16/0735	New Sandford, Offchurch Road, Hunningham	Single Storey Extension Delegated	Holika Bungre	Questionnaire: 18/10/16 Statement: 9/11/16 Comments:	In preparation

W/16/1074	New 3 Gleave Road, Whitnash	Repositioning of Boundary Fence Delegated	Holika Bungre	Questionnaire: 18/10/16 Statement: 9/11/16 Comments:	In preparation
W/16/0616	New 71A Northumberland Road, Leamington	Erection of workshop and car port Delegated	Ian Lunn	Questionnaire: 4/11/16 Statement: 8/11/16 Comments:	In preparation