

Planning Committee: 29 March 2022

Item Number: 7

Application No: [W 21 / 1313](#)

Town/Parish Council: Baginton
Case Officer: Lucy Hammond
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Registration Date: 08/07/21
Expiry Date: 02/09/21

Baginton School Site, Church Road, Baginton, CV8 3AR

Erection of 2no new dwellings incorporating associated landscaping and proposal of a new peace garden FOR D.F.J. Hewer Ltd

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of two dwellings with car parking on the site of the former Lucy Price School Site. The proposal also incorporates plans for a peace garden to the rear of the site.

THE SITE AND ITS LOCATION

The application site is now vacant, having been cleared of the former Sunday School building which occupied the site; this was a brick built flat roof building of little architectural merit.

The site is within the Baginton Conservation Area, adjacent to and within the setting of the Grade I listed St. John the Baptist Church. Other Grade II listed buildings lie in reasonable proximity of the application site (adjacent to the east as well as opposite).

Baginton is one of the District's Growth Villages identified in Local Plan Policy H1. The site also lies within the West Midlands Green Belt.

PLANNING HISTORY

W/20/2071 - Erection of 2no new dwellings incorporating its associated landscaping and proposal of a new peace garden following the demolition of former Sunday School building on the site - Withdrawn

W/20/0447 - Erection of 1no new dwelling incorporating its associated landscaping and proposal of a new peace garden after the demolition of former Sunday School building - Withdrawn

W/17/2347 - Erection of 2no. new dwellings and associated landscaping after demolition of former Sunday School building - Granted

W/17/0809 - Proposed demolition of existing school building and the erection of 2no. new dwellings, and associated landscaping - Refused

W/16/0606 - Demolition of existing former school building and erection of 2no. dwellings - Refused

While there are several records for similar development proposals which have either been refused or withdrawn it is worth noting that the two earlier refused decisions pre-date the adoption of the Local Plan which has since brought about material changes to the governing policies regarding new housing development. The more recent applications were withdrawn principally due to insufficient details having been submitted with the applications.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- DS18 - Green Belt
- H1 - Directing New Housing
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR3 - Parking
- CC1 - Planning for Climate Change Adaptation
- FW2 - Sustainable Urban Drainage
- HE1 - Protection of Statutory Heritage Assets
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- Baginton and Bubbenhall Neighbourhood Plan 2018-2029
- G1 - Protecting and Enhancing Local Landscape Character
- G2 - Protecting and Enhancing Local Biodiversity, Wildlife and Habitats
- BAG3 - Protecting and Enhancing Baginton Village
- Guidance Documents
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document- June 2018)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- Residential Design Guide (Supplementary Planning Document- May 2018)

SUMMARY OF REPRESENTATIONS

Baginton Parish Council: Support for the following reasons:-

- As a designated growth village infill developments of this nature are acceptable
- The above is on the condition that it is appropriate

WDC Conservation: No objection

Historic England: Initial concerns regarding the proposal however further to the receipt of amended plans HE offer no further comments and delegate to the Conservation Officer

WCC Highways: No objection subject to conditions and notes

Safer Communities, Health & Community protection (Environmental Health): No objection subject to conditions

WCC Ecology: No objection subject to conditions and notes

WCC Landscape: Neutral response; offering comments and recommendations with regard to planting

Public Response: 7 objections received raising the following concerns:

- The previous submission showed the houses set back from the road; this should be the same to preserve the views to the church
- The height of House B is excessive
- The development will be oppressive
- The proposed two storey buildings replace an historic single storey building and as such will obscure views of the church
- The proposed design of the two dwellings will be out of keeping with the street scene

Other non-material considerations were raised such as:

- There is no justification for the Peace Garden
- The future maintenance of the Peace Garden and potential mis-use of it

[Officer note - it is officers' opinion that some of the concerns expressed by residents have been addressed through the submission of amended plans which have, for example, revised the design of House B and reduced its overall height within the street scene.]

Response from Conservation Advisory Forum (CAF): Provided the following comments:-

- Lack of essential detail on boundary treatments and landscaping
- House B is taller than all other buildings in the street scene
- This makes the proposal incongruous in the street scene
- No second floor plan of House B

No details of materials

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Principle of development including whether the development constitutes appropriate development in the Green Belt
- Impact on heritage assets
- Design and visual impact on the character of the surrounding area
- Impact on neighbouring/residential amenity
- Access and highway safety
- Landscaping
- Other matters

Principle of development

The principle of development is twofold; the principle of new housing in this location must be considered and also whether or not the development constitutes appropriate development in the Green Belt. Taking each turn:

Principle of new housing in this location

Policy H1 of the Local Plan sets out the locations within the district to where new housing will be directed. Although Baginton is one of the identified Growth Villages in the Local Plan, the site lies just outside (but adjacent to) the village boundary. To that end, H1(d) states that new housing will be permitted in the open countryside where:

- i. the site is adjacent to the boundary of the urban area or a growth village, and
- ii. there is an identified housing need to which the proposed development can contribute, and
- iii. the proposal is for a small scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement, and
- iv. the proposal is within a reasonable safe walking distance of services (such as school and shop) or is within reasonable safe walking distance of a public transport interchange providing access by public transport to services, and
- v. the proposal will not adversely affect environmental assets (including areas of ecological value, areas of high landscape value and designated heritage assets) unless these can be suitably mitigated in line with other policies in the Plan.

The application site is located adjacent to the growth village envelope, the proposal would be for two dwellings which officers consider constitutes small scale development which would not negatively impact the character of the area and local infrastructure. Furthermore, the proposed development would not adversely affect environmental assets. The site is also located within a 5 minute walk of local shops and a bus stop, and therefore meets four of the five above criteria of Policy H1(d).

In the most recent Housing Needs Survey (2018) for Baginton, it was identified that there was a need for 6 homes (all 2 or 3 bed) which would be housing association rent or starter/shared ownership. Although the proposal would be for two market dwellings, officers have had regard to the fact that this proposal otherwise satisfies the criteria set out within H1(d) and would constitute a redevelopment of an existing building in a row of development adjoining the village boundary. Moreover, the specific point about housing need was not deemed to be an impediment to granting permission previously (in 2018) and this permission is a material consideration that weighs in favour of the proposal.

Whether the proposal constitutes appropriate development in the Green Belt

Policy DS18 of the Local Plan states that the Council will apply national planning policy to proposals in the Green Belt. Paragraph 149(g) of the NPPF states that one of the appropriate forms of development in the Green Belt will include limited infilling or the partial or complete redevelopment of previously developed land,

whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt than the existing development.

The application site constitutes previously developed land and the cumulative scale of the proposed development insofar as the massing, footprint, heights etc are concerned would not, in officers' opinion, have a greater impact on the openness of the Green Belt than the building which previously occupied the site.

Accordingly, the proposal is considered to represent an appropriate form of development in the Green Belt and the submission of very special circumstances to outweigh the harm by definition is therefore not required. Officers are therefore satisfied that the development accords with Policy DS18 and para.149 of the NPPF.

Conclusion on principle of development

Having regard to all of the above, officers consider the principle of development accords with Policies DS18 and H1 of the Local Plan, as well as para.149 of the NPPF and the proposals are therefore acceptable subject to an assessment being made of the other relevant material planning considerations which are considered below.

Impact on heritage assets

Considerable importance and weight should be given to the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, when making decisions that affect listed buildings and conservation areas respectively. These duties affect the weight to be given to the factors involved.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, "In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Policy HE1 of the Local Plan expects development proposals to have appropriate regard to the significance of designated heritage assets. Where any potential harm may be caused, the degree of harm must be weighed against any public benefits of the proposal.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy BAG3 of the Baginton Neighbourhood Development Plan is relevant here, since it refers to the need for developments to respect and enhance their setting and the Conservation Area.

The site is within the setting of the adjacent Grade I listed church and as such Historic England were consulted. Through the course of the application amended plans have been received to address some initial concerns expressed by Historic England in respect of views toward (and from) the church together with the specific design approach of the two proposed dwellings. On receipt of final amendments, Historic England were content to delegate recommendations to the Council's Conservation Officer.

The revised proposals would result in the construction of 2no. one and a half storey properties, in a much more traditional design, in keeping with the neighbouring properties. They include architectural features such as arched window and door heads, reduced eaves heights and consequently ridge heights making the new buildings appear more consistent in the street scene, and the proposed materials have met the approval of the conservation officer though officers would still recommend final samples are submitted by condition to ensure the most appropriate finish in heritage terms.

The dwellings are considered to be sited in the optimum position within the site, relative to the road frontage, allowing some views both to and from the church which sits to the west side of the development. Sufficient information regarding the peace garden and boundary treatments have been submitted to satisfy officers that the development is now acceptable in heritage terms and would not be detrimental to the character and appearance of the conservation area. Further details of these aspects would be secured by condition.

In making this assessment, officers have had regard to the weight that should be given to the desirability of preserving the special interest and setting of the heritage assets. Overall, the proposals are considered to comply with Policy HE1 of the Local Plan as well as BAG3 of the Neighbourhood Plan.

Design and visual impact on the character of the surrounding area (including impact on the Green Belt)

Policy BE1 requires new development to positively contribute to the character and quality of its environment through good layout and design. This is further supported through the Residential Design Guide SPD (2018) which provides a framework through which additional design principles are set out to ensure that high quality design is promoted, sensitive to, and in keeping with the area in which it is located.

Policy BAG3 of the Baginton Neighbourhood Development Plan states that development proposals within the village envelope of Baginton, including small infill sites and extensions to existing properties, must be sited and designed sensitively so as to respect and enhance their setting and, where appropriate, the Conservation Area.

Following initial concerns expressed by officers regarding the design of the proposed dwellings as well as the general lack of architectural detailing, a series

of amendments have been made to the proposals which are now considered acceptable. The overall height of House B has been reduced quite substantially such that it is now a one and a half storey dwelling, to match House A. The resulting impact on the street scene therefore is positive given that the general design of the pair of new dwellings would be sympathetic to and in keeping with the general character of the surrounding area. The ridge height of House B has been reduced so that it sits slightly below that of the existing property adjacent to the eastern boundary. In modifying its overall scale and height this in turn has introduced sunken dormer windows to its front elevation, a further feature that echoes some of the design characteristics which prevail in the street scene.

Parking for one dwelling is to the rear, while for the other it is located to the side. This leaves the frontages open for soft landscaping which is considered preferable in visual amenity terms and also helps facilitate views from the east towards the church. Whilst details of boundary treatments and materials for the dwellings have been labelled on the latest plans it is recommended that a condition requires the submission of material samples as well as further landscaping details to include boundary treatments to ensure that the finished development has a positive impact on the street scene and wider surrounding area.

As set out in the principle of development section in respect of Green Belt policy, it is officers' opinion that the overall scale of development is not dissimilar to the former building which occupied the site. The footprint of the previous building was approximately 150 sq.m. while the combined footprint of the two new dwellings is 153 sq.m. The plan depth of the dwellings is however, less than the original building, by an average of 1.5 metres. The original building had a flat roof height of approximately 4m, while the eaves of the new dwellings would be the same, with a pitched roof taking it to a maximum height of 7m. Despite the additional height resulting from a pitched roof where the original building had a flat roof, officers consider that the broadly similar footprint coupled with the reduced plan depth and the set back of the new dwellings from the road results in a form of development which would cause no greater impact to the openness of the Green Belt.

For the above reasons the development is considered acceptable in this regard and as such accords with Policies BE1 and DS18.

Impact on neighbouring / residential amenity

Policy BE3 states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents. At the same time, the policy also requires development to provide acceptable standards of amenity for all future users and occupiers of the development.

The two proposed dwellings would infill a gap in a row of other buildings (predominantly residential). Despite their proposed set back from the road, they would be positioned such that there is no opportunity for a breach of the 45° line to occur. While the usual distance separation between front elevations would be around 15m across roads, officers are mindful that the 12.5m distance that would exist between the new dwellings and the property opposite is more than the established distance separation was when the former building occupied the site and is also more than the distance separation between the properties to the east.

Officers consider that the proposal represents an improvement over the previous relationship between buildings and on balance, the 12.5m separation, albeit less than the standard 15m, is acceptable in this case.

The proposed gardens for House A and House B far exceed the standards for 3 and 4 bed homes, being over 100m² and 200m² respectively. Officers consider that the proposed dwellings would provide an appropriate standard of amenity for future occupiers and to that end the development is considered to accord with Policy BE3.

Access and parking / Highway safety

Policy TR1 requires development to provide safe, suitable and attractive access routes for all road users; including drivers of motor vehicles as well as cyclists, pedestrians and public transport users.

The Highways Authority requested additional information regarding visibility splays and turning space within the site. Following receipt of additional information and revised plans clearly showing the extent of the visibility splays necessary for this type of development, the Highway Authority has raised no objection to the proposals and recommended conditions to be attached to any forthcoming permission.

Policy TR3 requires development to make provision for parking which has regard to the location and accessibility of the site by means other than the private car, does not result in on-street car parking detrimental to highway safety; takes account of the parking needs of disabled car users, motorcyclists and cyclists; and takes account of the requirements of commercial vehicles. Moreover, development will be expected to comply with the parking stands set out in the most recent Parking SPD.

House A would provide 4-bed accommodation, while House B would provide 3-bed accommodation. Each property would provide the requisite amount of on-site parking, providing 3no. and 2no. spaces respectively. This complies with the adopted Parking Standards SPD and it is noted that the parking spaces satisfy the requisite dimensions required. The development is considered to accord with Policies TR1 and TR3 of the Local Plan as well as the adopted SPD.

Landscaping

The proposals incorporate a peace garden which would be located towards the rear of the site, behind House A. The intention is for the peace garden to essentially serve as a nominal extension to the adjacent churchyard which sits to the west of the application site and would be publicly open and available by all users.

Additional plans have been submitted with the application to illustrate the quantum and type of soft landscaping that is proposed in this area, in response to the comments of the County Landscape Officer. It is recommended however that final details of the soft landscaping are required by planning condition which will ensure the most appropriate species, planting densities etc are secured for this important area adjacent to and within the setting of the Grade I listed church.

Overall, the proposals are considered to comply with the provisions of Policy NE4.

Other matters

Ecology

No objections were raised by the County Ecologist subject to the imposition of conditions and advisory notes regarding groundworks, tree protection and lighting. The development is therefore considered to comply with Policy NE2.

Planning for climate change adaptation

Policy CC1 of the Local Plan requires all development to be designed to be resilient to and adapt to the future impacts of climate change through the inclusion of various measures, where appropriate, as set out within the policy.

In view of the scale of the development, appropriate measures here include the layout, building orientation and natural ventilation methods as well as water efficiency measures combined with the fact the development is in an area at low risk of flooding.

SUMMARY/CONCLUSION

The principle of development is considered acceptable having regard to the provisions of Policies H1 (provision of new housing) and DS18 (Green Belt) of the Local Plan, as well as paragraph 149 of the NPPF.

The plans for both dwellings have been revised a number of times throughout the course of the application to respond positively to the concerns raised from both heritage and landscaping points of view. The proposals are now considered acceptable in both of these regards and conditions can be imposed on any forthcoming permission to secure the final details with respect to materials and planting species.

The dwellings would provide appropriate standards of amenity for future occupiers and would not compromise the existing amenity of neighbouring properties. Parking on site for each dwelling accords with the adopted SPD and the proposals are also considered to comply with the Local Plan policies in respect of ecological matters and planning for climate change adaptation.

For these reasons, it is recommended that planning permission be granted to the conditions set out below.

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 LP-2020-000 and specification contained therein, submitted on

09 July 2021, approved drawing 20541-21 Rev.A and specification contained therein, submitted on 23 November 2021, approved drawing 20541-22 Rev.B and specification contained therein, submitted on 24 December 2021, approved drawing 20541-24 and specification contained therein, submitted on 08 February 2022 and approved drawings 20541-20 Rev.D and 20541-23 Rev.E and specification contained therein, submitted on 01 March 2022. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 3 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 4
1. No development shall take place until
 - a) A desk-top study has been carried out that shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information, and, using this information, a diagrammatical representation (conceptual model) for the site of all potential contaminant sources, pathways and receptors has been produced.
 - b) If identified as being necessary having completed the desk-top survey study, a site investigation has been designed for the site using the information obtained from the desk-top study and any diagrammatical representations (conceptual model). This should be submitted to and approved in writing by the local planning authority prior to that investigation being carried out. The investigation must be comprehensive enough to enable:
 - A risk assessment to be undertaken relating to human health
 - A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected
 - An appropriate gas risk assessment to be undertaken
 - Refinement of the conceptual model
 - The development of a method statement detailing the remediation requirements
 - c) The site investigation has been undertaken in accordance with details approved by the local planning authority and a risk assessment has been undertaken.
 - d) A method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the site investigation, has been submitted to the local planning

authority. The method statement shall include details of how the remediation works will be validated upon completion. This should be approved in writing by the local planning authority prior to the remediation being carried out on the site.

2. All development of the site shall accord with the approved method statement.
3. If during development, contamination not previously identified, is found to be present at the site then no further development shall take place (unless otherwise agreed in writing with the local planning authority for an addendum to the method statement). This addendum to the method statement must detail how this unsuspected contamination shall be deal with.
4. Upon completion of the remediation detailed in the method statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.'

Reason: To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.

- 5 The development hereby permitted shall not commence unless and until a hard and soft landscaping scheme has been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made for direct run-off of water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in

accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

- 6 No part of the development hereby permitted shall be commenced and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the District Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the District Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed. **Reason:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.
- 7 No part of the development hereby permitted, including site clearance, shall commence until a combined ecological and landscaping scheme has been submitted to and approved in writing by the Local Planning Authority (in consultation with WCC Ecological Services). The scheme must include all aspects of landscaping including details of native tree planting, installation of bird and bat boxes and any other biodiversity enhancements such as log piles and wild flower area. The agreed scheme to be fully implemented before/during development of the site as appropriate. **Reason:** In accordance with NPPF, ODPM Circular 2005/06
- 8 No part of the development hereby permitted, including ground clearance works, shall commence until a protected species method statement for nesting birds, amphibians and reptiles and hedgehog (to include timing of works, supervision of vegetation clearance/excavations and reasonable avoidance measures) has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full. **Reason:** To ensure that protected species are not harmed by the development
- 9 No development shall be carried out above slab level until details of the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with these approved details. **Reason:** To ensure sufficient information is submitted to demonstrate a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 10 The development shall not be occupied until visibility splays have been provided to the vehicular accesses to the site with an 'x' distance of 2.4 metres and 'y' distances to the near edge of the public highway carriageway of no less than 20 metres, in general accordance with Drawing Number 2054-21, Rev A. **Reason:** In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029
- 11 The development hereby permitted shall not be occupied unless and until the accesses for vehicles, parking for 5 vehicles and a turning area for "House A" have been provided at the site in general accordance with Drawing Number 2054-21, Rev A. Thereafter those areas shall be kept marked out and available for such use at all times. **Reason:** In the interests of highway safety and to ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual / residential amenity in accordance with Policies BE1, BE3, TR1 and TR3 of the Warwick District Local Plan 2011-2029.
- 12 The accesses to the site for vehicles shall not be used in connection with the development until they have been surfaced with a bound material for their entirety as measured from the near edge of the public highway carriageway. **Reason:** In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029
- 13 Prior to the occupation of the dwellings hereby permitted, one 16amp (minimum) electric vehicle recharging point (per dwelling) shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority (LPA). Once the electric vehicle recharging point(s) has been installed, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging point(s); (2). A technical data sheet for the electric vehicle recharging point infrastructure; and (3). Confirmation of the charging speed in kWh. Thereafter the electric vehicle recharging point(s) shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded). **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document.
- 14 The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted. Any tree(s) or shrub(s) removed, dying, or being severely damaged or diseased or becoming, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, [as soon as practicable/ within the next planting season] with tree(s) and shrub(s) of the same size and species as that originally planted . All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for

General Landscape Operations (excluding hard surfaces). **Reason:** To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

- 15 Prior to the occupation of the development hereby permitted, the two first floor windows in the east facing side elevation of House A, together with the two first floor windows in the west facing side elevation and the first floor window in the east facing side elevation of House B shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **Reason:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029.
- 16 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **Reason:** To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029.
-