

**List of Current Planning and Enforcement Appeals
9 October 2018**

Public Inquiries

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
W/17/0699	Land South of Gallows Hill, Warwick	Up to 260 Dwellings Committee Decision contrary to Officer Recommendation	Dan Charles	TBC	11 -14 December (inc) 2018	Appeal Withdrawn

Informal Hearings

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
W/17/1614	19 -21 Wise Street, Leamington	Four Storey Building to Provide Student Residential Accommodation Committee Decision contrary to Officer Recommendation	Lucy Hammond	Questionnaire: 23/5/17 Statement: 20/6/18 Evidence 15/8/18 Comments:	12/9/18	Awaiting Decision

Written Representations

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Current Position
W/17/1470	Land at Leamington Shopping Park	3 x A1 retail units Committee Decision in accordance with Officer Recommendation	Rob Young	Questionnaire: 11/7/18 Statement: 8/8/18 Comments:	Ongoing
W/18/0505	Mountford Farm, Church Lane, Lapworth	Detached Garage Delegated	Liz Galloway	Questionnaire: 14/8/18 Statement: 15/9/18 Comments:	Ongoing
W/18/0239	5 Radford Road, Leamington	Change of Use to 7 Bed HMO Delegated	Helena Obremski	Questionnaire: 6/7/18 Statement: 3/9/18 Comments: 17/9/18	Ongoing
W/18/0264	CFS Aeroproducts Ltd, The Alvis Works, Bubbenhall Road, Baginton	3no. non-illuminated signs Committee Decision in accordance with Officer Recommendation	Holika Bungre	Questionnaire: 14/8/18 Statement: 15/9/18 Comments:	Appeal Allowed

The Inspector considered that having regard to the width of the appeal site frontage, the spacing between the signs and noting that the

size of the signs is proportionate to the height of the railings, the advertisement scheme does not result in visual clutter – even within the open rural locality. The Inspector did not consider that the advertisement scheme results in an excess of advertisements or that it appears incongruous. He therefore concluded that the signage does not harm amenity.

W/17/2404	16 Goldsmith Avenue, Warwick	2 bed detached dwelling Delegated	John Wilbraham	Questionnaire: 6/8/18 Statement: 3/9/18 Comments: 17/9/18	Ongoing
W/18/0110	62A Brunswick Street Leamington	Second floor extension to form 2 additional flats Delegated	Helena Obremski	Questionnaire: 20/8/18 Statement: 17/9/18 Comments: 1/10/18	Ongoing
W/18/0820	52 St Fremund Way Whitnash	First floor side extension and rear dormer Delegated	Rebecca Compton	Questionnaire: 3/9/18 Statement: 25/9/18 Comments:	Ongoing
W/18/0290	44 St Mary's Road Leamington	First floor side extension Delegated	Emma Booker	Questionnaire: 3/9/18 Statement: 25/9/18	Appeal Dismissed

The Inspector observed that the Victorian houses on St Mary's Road with their generally uniform design And character contribute

positively to the significance of the Conservation Area and considered that the appeal property was very much part of the prevailing uniformity of the street scene.

The Inspector noted the other examples given by the appellant of where side extensions have been permitted in Conservation Areas but considered that each case must be judged on its merits. Moreover, he felt the circumstances of the other cases was not clear and therefore afforded them limited weight.

The Inspector noted that the views of the higher sections of the two chimney breasts on the side elevation would be lost if permission were to be granted. He felt the symmetrical chimney layout is still part of a pattern that is visible on largely all of the houses in the road.

He therefore concluded that the proposal would be at odds with the uniformity and character of the street scene as the side extension would be visually prominent and would unbalance the pair of semis and also obscure important features.

The harm would be less than substantial but there were no public benefits to outweigh the harm.

W/18/0139	4 The Grange Mews, Beverley Road, Leamington	Replacement of Timber Fenestration with UPVC Delegated	Holika Bungre	Questionnaire: 3/9/18 Statement: 25/9/18 Comments:	Ongoing
W/18/0235	57 Highfield Terrace Leamington	Single and First Floor Extensions Delegated	Holika Bungre	Questionnaire: 3/9/18 Statement: 25/9/18 Comments:	Ongoing
W/17/1879	Frizmore House, Fosse Way, Radford Semele	Retention of Bungalow and Garage in Contravention of Planning Condition requiring Demolition Delegated	John Wilbraham	Questionnaire: 6/9/18 Statement: 4/10/18 Comments:	Ongoing

				18/10/18	
W/18/0361	14 Bakers Mews, Baddesley Clinton	Installation of Dropped Kerb Delegated	Rebecca Compton	Questionnaire: 3/9/18 Statement: 25/9/18 Comments:	Ongoing
New W/18/0401	15 Boleyn Close, Warwick	Ground and First Floor Extensions Delegated	Rebecca Compton	Questionnaire: 13/9/18 Statement: 5/10/18 Comments:	Ongoing

Enforcement Appeals

Reference	Address	Issue	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position

Tree Appeals

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
APP/TPO/T 3725/6577	Land opposite 36 Windmill Close, Kenilworth	Fell 1 x Horse Chestnut Tree	JH	N/A	N/A	Appeal Dismissed
<p>The inspector considered that the tree in question is in good health and provides a high level of amenity in the surrounding area. When balancing this with the reasons identified to justify the felling of the tree, the inspector considered that any such impacts did not outweigh that amenity value.</p>						