

Planning Committee: 05 January 2016

Item Number: 10

Application No: [W 15 / 1867](#)

Town/Parish Council: Stoneleigh

Case Officer: Jo Hogarth

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Registration Date: 10/11/15

Expiry Date: 05/01/16

9b The Bank, Stoneleigh, Coventry, CV8 3DA

Conversion of 1no. detached dwellinghouse into 2no. three bed dwellings FOR Mr Sheward

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal seeks to revert a detached property back into two separate three bed dwellings.

THE SITE AND ITS LOCATION

The application site relates to a large detached dwelling situated within the designated Green Belt and Stoneleigh Conservation Area located on the north side of The Bank within the built up residential area of the village.

PLANNING HISTORY

In 1992 (ref: W/92/0996) planning permission was granted for the conversion of the detached dwelling into two dwellings together with a front entrance canopy.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Stoneleigh and Ashow Parish Council: Objection. "The Parish Council have no objection to the planning application put forward in terms of the alterations to the property but they have concerns about the following points:

1. Opening up such a pathway will necessitate excavating an area of the garden adjacent to number 9 The Bank, which because of the required depth to be cut into the bank will leave this front garden exposed at a height of some 4 ft.

2. As pedestrians exit this gateway they will emerge onto a busy roadway which serves properties 1 - 9 The Bank; at this point cars need to halt to cross oncoming traffic. This is already a dangerous manoeuvre. Similarly, when returning cars travel onto this roadway they are frequently travelling over the speed limit and a pedestrian emerging from this gateway would be in considerable danger.

3. Opening the pathway will mean cutting into a portion of continuous high retaining wall which is a feature within the Conservation Area running along the east side of Birmingham Road including the Bank.

4. The footway alongside the highway at this location is quite narrow

For these reasons the Parish Council suggest that the existing gateway which currently serves 9b The Bank be preserved as the exit for both proposed properties with a T pathway across the front garden.

At present the Parish Council will object until the above concerns have been addressed.'

WCC Ecology: No objection.

Public Response: 4 letters of objection have been on grounds to the opening up of the pathway which will necessitate excavating an area of the garden, making visibility for pedestrians dangerous; cutting into a portion of the high retaining wall, detrimental to the Conservation Area. The pedestrian access should joining the existing one in a 'T' formation.

ASSESSMENT

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

- The impact on the character and appearance of the Conservation Area
- The impact on the living conditions of occupiers of nearby dwellings
- Car parking
- Renewable energy
- Public open space contributions
- Ecological impact
- Health and Wellbeing

The impact on the Character and Appearance of the Conservation Area

The external alterations include the reinstatement of an entrance door on the front elevation, in lieu of the window which was inserted when the property was converted into one dwelling, together with alterations to the rear elevation such as the bricking up of a window and introduction of French doors on the rear. It is considered that this is acceptable and would not result in an adverse impact on the visual character or appearance of the area. Aesthetically, the front elevation would be acceptable and would not conflict with the objectives of Policy DAP8 in the Local Plan or paragraph 134 of the Framework.

The impact on the living conditions of nearby dwellings

The proposal to reinstate the dwelling into its original form of two dwellings would be unlikely to result in unacceptable harm to the living conditions of nearby residents and although two properties may attract additional people to the locality, the increase would not be such that it would cause significant harm. The proposal is considered to comply with the intentions of Policy DP2 in the Local Plan which seeks to protect residential amenity.

Car parking

Provisions have been made to ensure that each property would have two off street parking spaces which would be to the rear of the properties. This would be in accordance with the Council's adopted Supplementary Planning Document on Vehicle Parking Standards and with Policy DP8 of the Local Plan.

Renewable Energy

It is not considered that the proposal would trigger the requirement to provide renewable technologies and the application would thereby be in accordance with the requirements of Policy DP13 in the Local Plan and the Council's adopted Supplementary Planning Document on Sustainable Buildings.

Public open space contributions

Within this rural locality, no open space enhancements have been identified and therefore in this instance it is not considered appropriate or necessary to attach a condition requiring financial contributions.

Ecological Impact

There are no ecological issues associated with this proposal.

Health and Wellbeing

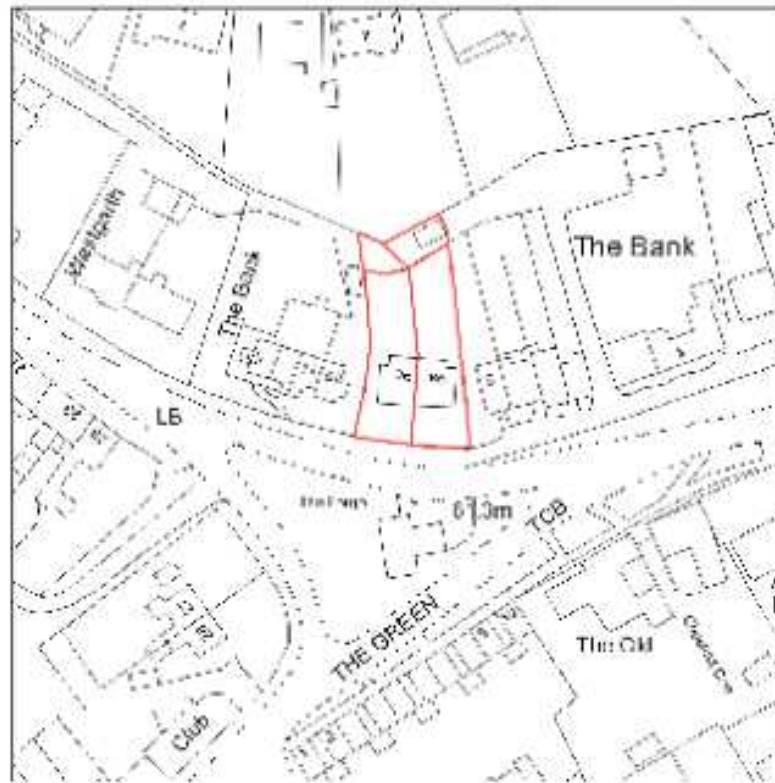
The proposal is considered to benefit the locality as it would result in an additional residence within the village.

SUMMARY/CONCLUSION

The application is considered to be acceptable and would not result in harm in terms of impact on the character or visual appearance of the Conservation Area or streetscene, with no adverse impact on the living conditions of nearby residents.

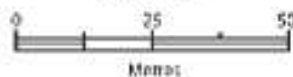
CONDITIONS

- 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 number 003 and 004 and specification contained therein, submitted on 10 November 2015. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.



9b, The Bank, Stoneleigh, Coventry

Scale 1:1250



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Applicant: nell sheward

