

Planning Committee: 17 February 2004
Application No: W20031758

Part 2 Item Number: 01

Town/Parish Council: Shrewley

Registration Date: 01/12/2003

Expiry Date: 26/01/2004

Case Officer: Martin Haslett
01926 456526 planning_west@warwickdc.gov.uk

Land at, Green Lane, Shrewley, Warwick, CV357HJ
Creation of a pond and erection of a polytunnel for growing food crops.
FOR Mr & Mrs R. Lan

SUMMARY OF REPRESENTATIONS

Parish Council (comments on original plan): object on grounds of size, Green Belt, environmental damage, detrimental impact on area, lack of need, open location, concern over drainage of pond. Comments on amended plan awaited.

Neighbours (comments on original plan): 14 letters of objection on grounds of impact on Green Belt, poor access, impact of increased traffic, risk of spillage of oil/ chemicals, heating could cause air and noise pollution, excessive size, likely future application for a dwelling, impact on residential amenity, any lighting would have detrimental impact on night sky, commercial activity. Comments on amended plan awaited.

Two neighbours have written to confirm that the amendment to reduce the size of the polytunnel does not overcome their original objections.

CPRE: object- Green Belt and Special Landscape Area, visual intrusion, excessive size, detrimental to character of the area.

WCC(Ecology): no objection.

RELEVANT POLICIES

(DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The site lies at the junction of Green Lane and Coffee Pot Lane and amounts to 0.8 of a hectare. The land rises to the rear following the contours of Coffee Pot Lane and has a good hedge with some trees to Green Lane, but is more open to Coffee Pot Lane. There are some cottages in Green Lane, but none immediately adjoining the site. The site has previously been used for agricultural purposes, according to the applicant.

It is proposed to form a pond approximately 19m by 11m in the centre of the site. It is stated that this would be stocked with fish and would be purely for private leisure use. The plans indicate that the excavated material would be used to reconstruct the bank area around the pond.

The second part of the proposal is to construct a polytunnel at the front of the site with access onto Green Lane. As originally submitted, the polytunnel was shown as 39m by 16m. This applicant was informed that this was considered too large, particularly in view of the proximity of residential properties and the scheme was subsequently amended to show a polytunnel measuring 22m by

16m. The Parish Council and neighbours have been informed of this change and comments are awaited at the time of preparation of this report.

Whilst the pond is stated to be for personal use, the applicant has made it clear that the polytunnel would be used for commercial purposes for the production of Thai foods to supply Thai restaurants and retail outlets. This is an agricultural use of land and is therefore , in principle, an acceptable use of land in a Green Belt area. I am of the opinion that the reduced size of the polytunnel would not be so visually intrusive in the rural landscape as to warrant a refusal of permission. Vehicles servicing the site would have to negotiate narrow lanes in the vicinity, but I do not consider that the situation would be sufficiently serious to justify a refusal on this ground either.

A grant of permission would need to include conditions on details of the construction of the pond, restriction of the pond to personal use and some additional landscaping for screening, along the Coffee Pot Lane frontage.

RECOMMENDATION

That permission be GRANTED, as amended, subject to conditions on construction of the pond and any associated changes in landform, no excavated material to be removed off site, use of pond and landscape screening.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20031780 / W20031781LB

Part 2 Item Number: 02

Town/Parish Council: Warwick

Registration Date: 28/11/2003

Expiry Date: 23/01/2004

Case Officer: Steven Wallsgrove
01926 456527 planning_west@warwickdc.gov.uk

The Abbotsford, 10 Market Place, Warwick, CV344SL

Conversion to 4 no. apartments (ground, first, second and third floors only), plus 4 no. parking spaces.

FOR A.C. Lloyd & W.C.C.

SUMMARY OF REPRESENTATIONS

Warwick Town Council : No comments received.(Consulted on 4 December 2003)

C.A.A.F. : Considered (original) scheme unacceptable due to number of internal alterations, inappropriate rear elevation changes and lack of bin area.

Environmental Health : No objection, subject to noise mitigation if noise from basement pump equipment is a problem.

Amenities Officer : Concerned about affect of (original) car park on trees.

Warwick Society : Object to internal changes, too many flats, loss of trees and unacceptable parking.

W.C.C. (Highways) : Objected to original parking layout.

English Heritage : Expressed concern about the internal alterations and suggested a mixed office and flats scheme be considered.

Georgian Group : Concerned about highly intensive nature of conversion and objects to subdivision of landings and other internal alterations.

Neighbours : One local resident considers (original) parking layout unacceptable due to affect on trees.

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) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

SC2 - Protecting Employment Land and Buildings (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP7 - Changes of Use of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The scheme, as originally submitted, had a number of problems on conservation, highways, and landscaping grounds although the amount of internal alterations to this Grade II* Listed Building was actually relatively small, despite the comments of various consultees. A detailed internal inspection of the premises (attended by English Heritage and the Georgian Group) also revealed that some suspected original features did not exist while the property was substantially altered and rebuilt/refaced in the 1960's.

Negotiations have now been carried out to retain the original rear door and only insert a single, subsidiary, door. The main panelled room on the first floor is now to be retained almost unaltered, with an essential alteration re-using a section of the panelling. The other internal alterations include replacing/altering the existing landing divisions (essential for fire protection), alterations on

the ground floor to create a bathroom, on the first floor to create a kitchen, on the second floor to create a passage, and on the third floor to create a bathroom and lobby.

The land to the rear is currently an open garden with a plane tree and three silver birch. The amended scheme shows 4 parking spaces within the rear garden area accessed off Barrack Street. This parking area would have a permeable surface to protect the trees, although one silver birch would need to be replaced. The scheme also includes an external, screened, bin store and a screen wall beside the existing path under the Shire Hall building. Whilst the erosion of the garden and the presence of parked vehicles here would not be advantageous to the setting of the Listed Building, the retention of most of the trees and new screen wall will help to assimilate these changes into the wider locality.

It is considered that this amended scheme now satisfactorily protects the Listed Building and the character of the Conservation Area while providing a reasonable use for this important building.

RECOMMENDATION

(1) GRANT planning permission, as amended, subject to large scale details, sample materials, landscaping and car park surfacing after reference to Secretary of State.

(2) That the Listed Building application be forwarded to the Secretary of State with a recommendation to GRANT, as amended, subject to conditions.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

SC2 - Protecting Employment Land and Buildings (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP7 - Changes of Use of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20031799

Part 2 Item Number: 03

Town/Parish Council: Leamington Spa

Registration Date: 12/11/2003

Expiry Date: 07/01/2004

Case Officer: Fiona Blundell
01926 456545 planning_east@warwickdc.gov.uk

38-40 Regent Street, Leamington Spa, CV325EG
Display of projecting illuminated shop sign.
FOR K. Ahmed

SUMMARY OF REPRESENTATIONS

Town Council: Reservations were expressed in respect of the design of the sign - no objection subject to satisfying the observations of the Conservation Architect.

CAAF: Objections were received on the grounds that it was considered that the proposal was too large and inappropriate in its proposed location. Also there was no indication how the sign was to be illuminated.

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)
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)
DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application relates to a double fronted A3 unit, which is located on the south side of Regent Street. The property is situated within the town centre which is part of Leamington Spa Conservation Area.

The application seeks permission for the display of an illuminated projecting sign. The proposal would be constructed of 10mm thick plastic foamex, measuring approximately 600x600mm with silver lettering on a red background. It would be illuminated by pelmet discrete trough lighting and suspended from a simple wrought iron bracket.

I consider that the proposal would accord with the general development principles of Warwick District Local Plan 1995 and the emerging Local Plan 1996-2011. It would also comply with (DW) Policies ENV6, ENV8 and ENV20 of Warwick District Local Plan 1995 and (DW) Policies DAP10 and DAP11 of the emerging Warwick District Local Plan.

I am of the opinion therefore, that the proposal would not have a detrimental impact on the street scene or the character of Leamington Spa Conservation Area

RECOMMENDATION

GRANT subject to conditions on precise position of sign being agreed, large scale details for the proposed illumination and the colour of the illumination to be white light.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following 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)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20031857

Part 2 Item Number: 04

Town/Parish Council: Leek Wootton

Registration Date: 22/12/2003

Expiry Date: 16/02/2004

Case Officer: Will Charlton
01926 456528 planning_west@warwickdc.gov.uk

Wootton Grange, Warwick Road, Kenilworth, CV8 1FE
Conversion and extension of farm buildings to form two new dwellings.
FOR Ms J Caton

SUMMARY OF REPRESENTATIONS

Parish Council: No objection, however does this fit in with the WDC Local Plan and will this contravene previous plans on this site?

WCC Archaeology: No objection subject to a photographic survey being obtained.

WCC Ecology: Comment on the suitability of the building for birds, bats and owls, requesting a note regarding the protection of birds.

Neighbours: One neighbour (Coach House) has objected to the proposed plans as the new build garage is considered to be overdominant and does not fit in with the character of the barns and Wootton Grange. A window is proposed in the northeast elevation of the barn, directly overlooking their bedroom and lounge windows, which are only 5.95 and 4.75 metres away respectively. If passed this window should be glazed in obscure glass. Another neighbour (MooCow Cottage) state that no details of the septic tank have been provided and that although no windows face their property they are concerned that none are added later. It is also stated that the drives should be kept separate.

RELEVANT POLICIES

(DW) C3 - Criteria for the Conversion of Rural Buildings (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) C4 - Use of Former Agricultural Buildings (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

RAP8 - Converting Rural Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

RAP7 - Directing New Employment (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The proposal is to convert two 19th century traditional detached barns into two residential units of differing sizes. The proposal would retain the integrity and character of the barns, both internally and externally. The main barn would be converted to provide accommodation for the larger of the two units, together with garaging for both, and some accommodation for the smaller unit. The second of the barns would be converted to provide the principal accommodation for the smaller unit.

The Warwickshire Structure Plan encourages the conversion of existing rural buildings to employment uses (policy RA.4) and this is the usual stance adopted in dealing with such proposals. The applicants have been asked to consider an employment use, but have submitted evidence that this would be unsuitable in the current case. The close proximity of the farmhouse and three other dwellings, and a market appraisal, all point to the fact that an employment use would not be the most appropriate use in the circumstances of this particular site.

Given the well-supplied market for employment premises in the area at present, and the close proximity of Kenilworth, it is unlikely that an employment use would be able to generate sufficient funds to pay for the conversion and necessary repairs. Furthermore, an employment use would generate substantially more vehicle trips than a residential one. As the units would be accessed via two different driveways, both with relatively poor visibility, which would run along boundaries of the existing residential barn/outbuilding conversions and the original Wootton Grange Farm House for approximately 50 metres, it is considered that an employment use would have a substantially greater impact upon the amenities of the neighbouring dwellings. The visibility splays for the accesses would also required to be substantially upgraded, due to the increase in vehicle movements and as such a substantial length of wall and hedgerow would need to be removed, which is not in the applicants control.

Although it was originally proposed to erect a detached double garage, this has now been omitted from the application, following negotiation, with the garaging now being provided within the structure of the barns, in line with the Council guidelines. However, a small link between the two barns would be required in order to link the second unit's accommodation. This has been amended in design so as to appear as a lightweight link from the east and a link wall from the west (open countryside), thereby respecting the character of the barns and surroundings.

The conversion has been designed so as to respect the character of the existing buildings, making use of the existing openings and limiting new openings. As such, it is considered that the residential use would have a limited impact upon the existing neighbours. However, there are a number of existing openings which need to be utilised as windows, including the one referred to by the owners of the Coach House, and as such they are to be obscure glazed and non-opening, and shall be retained as such, where they directly overlook neighbouring properties. It is proposed to remove permitted development rights so as to prevent additional windows and alterations in the future.

RECOMMENDATION

GRANT, as amended, subject to samples of materials, large scale details, drainage details, boundary/landscaping details and removal of permitted development rights and the retention of obscure glazed windows.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) C3 - Criteria for the Conversion of Rural Buildings (Warwick District Local Plan 1995)
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) C4 - Use of Former Agricultural Buildings (Warwick District Local Plan 1995)
(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
RAP8 - Converting Rural Buildings (Warwick District 1996 - 2011 First Deposit Version)
DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)
RAP7 - Directing New Employment (Warwick District 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20031859

Part 2 Item Number: 05

Town/Parish Council: Lapworth

Registration Date: 03/12/2003

Expiry Date: 28/01/2004

Case Officer: Martin Haslett
01926 456526 planning_west@warwickdc.gov.uk

Bow Hill, 178 Bakers Lane, Lapworth, Solihull, B93 8PS
Demolition of existing dwelling and the erection of a replacement dwelling.
FOR Mr J Williams

Consideration of this application was deferred at the meeting of the Committee on 26 January so that a site visit could be made and a visual presentation prepared. The report which follows is the same as that made previously.

SUMMARY OF REPRESENTATIONS

Parish Council: objection- inappropriate redevelopment of a Victorian building which is part of the character of the area.

WCC(Ecology): no objection, subject to bat and bird notes.

CPRE: objection- site in Green Belt and Special Landscape Area, development should only be permitted in 'very special' circumstances, unsure of the merit of what is to be demolished or the size of proposed replacement.

RELEVANT POLICIES

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

Bow Hill is a large house, probably of Victorian or Edwardian age which is situated in a part of Bakers Lane where there is a number of houses, cottages and farmhouses, often situated in substantial plots of land. The application is for a replacement dwelling and is in outline, with all matters reserved for the subsequent detailed application. Hence, there is no information on the replacement house.

PPG2, Green Belts, states that replacement dwellings may be appropriate development in the Green Belt, provided that the replacement dwelling is not materially larger than the dwelling that it replaces. The PPG goes on to say that local planning authorities should set out criteria under which they are prepared to accept applications for replacement dwellings. Since the PPG was published after the 1995 Local Plan was prepared, the approved plan does not set out any criteria.

This situation will be remedied by the emerging local plan, presently on deposit, where policy RAP4 sets out criteria for replacement dwellings- that the existing dwelling should be structurally unsafe, or of unsatisfactory architectural design. However, policy RAP4 is one to which rather little weight can be attached at this stage in the local planning process, as it is unsupported by current local plan policy. In these circumstances, I consider that the principle of a replacement has to be accepted as it is in conformity with current local plan policy.

The outline application gives no details of the replacement dwelling, but this need not be an obstacle to granting permission as a condition could be imposed requiring the size of the replacement to be not materially larger than the existing.

RECOMMENDATION

GRANT, subject to standard outline conditions and additional conditions to require the replacement dwelling to be not materially larger than the existing, and to require a survey giving the size, floorspace and height of the existing to be submitted with the detailed plans, (or prior to its demolition), whichever is the sooner, bat and bird notes.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20031931

Part 2 Item Number: 06

Town/Parish Council: Leamington Spa

Registration Date: 10/12/2003

Expiry Date: 04/02/2004

Case Officer: Fiona Blundell
01926 456545 planning_east@warwickdc.gov.uk

Unit 3, Berrington Road, Sydenham Industrial Estate, Leamington Spa, CV311PS
Extension to warehouse
FOR Stairways Holdings Ltd

The following report was presented before the Planning Committee on the 26th January 2004, but a decision was deferred until the next Planning Committee on 17th February 2004 to allow for the statutory period of notification to expire.

SUMMARY OF REPRESENTATIONS

Town Council : No objections

Railtrack Midlands: No objections

Environmental Health: No objections subject to conditions on hours of use restrictions and a standard noise condition. The proposal is considered as positive step to resolve any outstanding noise pollution concerns that complainants may have.

Neighbours: A total of thirty-three neighbour objections have been received expressing concerns relating to the noise pollution and nuisance produced from the extractor fan unit. Half of the objections received (from the surrounding residential areas of St Mary's Crescent, Waverley Road, Clapham Terrace, Alexandra Road, Chesham Street and St Mary's Road) were as part of the response to the First Deposit of the Local Plan. The complainants objected to the proposal on the grounds of its B2 Class use within the Sydenham Industrial Estate, and the noise and pollution generated as a result.

Further objections were received on the grounds that the proposed extension would result in its subsequent greater generation of noise nuisance and pollution.

An objection was received from Old Town Issues, (Regenesis), on behalf of the local residents, expressing concerns regarding the noise, pollution and dust produced by the industrial unit and the possible exacerbation of the problem by the proposed extension.

Four neighbours from Waverley Road object to the noise pollution and nuisance which has resulted in sleep disturbance and loss of the enjoyment of their gardens. Neighbours were forced to shut their windows in an attempt to shut out the noise emissions. Dust and ash deposits were also blown in their gardens.

Three residents from Clapham Terrace object on the grounds of noise pollution and dust and ash deposits.

James Plaskitt MP has also written to confirm that a number of local residents have contacted him about their concerns on noise and pollution relating to these premises, and requests careful consideration of this matter before a decision is made.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application site is situated with the Sydenham Industrial Estate, where there is the operation of a variety of Class B uses on a small to large scale. The premises adjoin the railway line, with houses on Waverley Road on the opposite side.

The premises currently comprises 2 conjoined units, for which change of use from B8 to mixed use for B8 and B2 was granted on 14 November 2002. Subsequent to this permission, a large external extractor fan was installed under commercial permitted development rights. Noise emitting from the extractor fan produced numerous complaints of noise pollution and nuisance from neighbouring residents, and was subsequently investigated by environmental health. The current application seeks permission to erect an extension to provide storage facilities and to house the extractor unit in order to further reduce noise emissions.

The extension would comprise of a split level unit, the height to eaves of the tallest unit measuring 9.7 metres, with an overall floorspace of approx. 413 sq.metres. Although the proposal is high compared to the existing premises, which has an eaves height of 5.7 metres, there would be no overlooking windows and in terms of design, it is considered that it would harmonise with the surrounding industrial units.

The Environmental Health Department considers that subject to conditions such as a standard noise condition and hours of use restriction, the proposal would be a positive step to resolving any remaining noise pollution concerns that the neighbours have, as the housing of the extractor fan would help to reduce noise emissions.

I am of the opinion therefore that the proposal would not an adverse impact on the surrounding area and would comply with the provisions of Policies (DW) ENV3 of the Warwick District Local Plan 1995 and DP1 of the emerging Local Plan 1996-2011.

RECOMMENDATION

GRANT subject to conditions on hours of use and noise levels.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20031949

Part 2 Item Number: 07

Town/Parish Council: Warwick

Registration Date: 22/12/2003

Expiry Date: 16/02/2004

Case Officer: Steven Wallsgrove
01926 456527 planning_west@warwickdc.gov.uk

Murley Auto Warwick, Nelson Lane, Warwick, CV345JB
Display of internally illuminated and non-illuminated signs.
FOR Murley Nissan

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Comment that permission should be subject to illuminated signs being switched off at 10.00pm.

British Waterways: No objection.

Warwick Society: Object to the freestanding pylon sign as being out of place, too high, and lack of need.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV20 - Advertising Control (Warwick District Local Plan 1995)

HEAD OF PLANNING & ENGINEERING

These vehicle sales and maintenance premises occupy three industrial units off Nelson Lane and have been in use for their present purposes for many years. There are a number of existing signs, both on the building and around the forecourt, including a number of flagpoles and a pylon sign on the corner. A 3.8 m high pylon sign was approved in 1990, but there has been no consent for the flagpoles.

The present proposals are generally replacements for the existing signage, without the flags, and the pylon sign is labelled as being 3.8 metres in height. I consider, therefore, that the signage, including the pylon sign, is not unreasonable and must disagree with the objection of the Warwick Society.

RECOMMENDATION

GRANT.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV20 - Advertising Control (Warwick District Local Plan 1995)

Planning Committee: 17 February 2004
Application No: W20031961

Part 2 Item Number: 08

Town/Parish Council: Kenilworth

Registration Date: 29/12/2003

Expiry Date: 23/02/2004

Case Officer: Penny Butler
01926 456544 planning_west@warwickdc.gov.uk

Shannock Bungalow, Grounds Farm Lane, Kenilworth, CV8 1PP

Single storey side extension.

FOR Mr & Mrs G Burrows

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: No objection.

Neighbours: One letter of support has been received. The proposal is the same as that previously approved, the extensions are not unreasonable, and will enhance the property and surrounding area.

Councillor Windybank has requested that this application go before Planning Committee, on the grounds that an identical proposal was granted in 1991.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 First Deposit Version)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

HEAD OF PLANNING & ENGINEERING

The application site is located at the end of an unadopted single lane track, and comprises a previously extended bungalow with surrounding garden, which forms part of a small group of farm buildings and dwellings at Grounds Farm. The proposal consists of a single storey extension to form new utility, store and double garage, resulting in the extension of the existing roof line. The property has had a rear flat roof kitchen, W.C. and lounge extension which increased the size of the property by approximately forty percent. The current proposal represents an increase of 80 percent above the existing dwelling, therefore, the total extensions represent an increase of 120 percent above the original dwelling.

Warwick District Local Plan 1995 Policy (DW)H14 guidance states that extensions to dwellings in the Green Belt should not substantially alter the scale or character of a dwelling, or constitute substantially new development. Extensions which represent an increase of more than fifty percent of the floor area of the original dwelling, will not normally be permitted. The first deposit version of the Warwick District Local Plan 1996-2011 Policy RAP3 states that increases of more than thirty percent of the gross floor space of the original dwelling are likely to be considered disproportionate.

In my opinion, the proposed extensions clearly constitute significant new development in the Green Belt, and would result in a materially larger dwelling that would harm and intrude upon the open nature of the surrounding rural area. An identical proposal (W901352) was granted planning permission in 1990, but in view of the 14 years that has elapsed since then, and since this

predates both PPG2 (1995) and the approval of the 1995 Warwick District Local Plan, which contains Policy (DW)H14 on extensions in the Green Belt, I am of the view that the application should be refused.

RECOMMENDATION

REFUSE, as out of scale with property in the rural area, conflicting with the advice in PPG 2 Green Belts, policy H14 of the Warwick District Local Plan 1995 and policy RAP3 of the emerging Local Plan.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)
RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 First Deposit Version)
DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)
(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

Planning Committee: 17 February 2004
Application No: W20031967

Part 2 Item Number: 09

Town/Parish Council: Lapworth

Registration Date: 15/01/2004

Expiry Date: 11/03/2004

Case Officer: Martin Haslett
01926 456526 planning_west@warwickdc.gov.uk

Oak Gables, 77 Bakers Lane, Lapworth, Solihull, B93 8PW

Extension to a residential curtilage and construction of a tennis court, with fencing.
FOR Mr S. Hollis

SUMMARY OF REPRESENTATIONS

Parish Council: raise objection on grounds of undesirable precedent by reason of conflict with the original plans which indicated the areas outside the residential curtilages of the properties as pasture/paddock areas. If permitted in this case, then the remaining properties could request similar curtilage extensions.

Two neighbour objections on grounds of conflict with green belt and special landscape area policies, pasture/paddock areas should be retained to protect rural character of area, lack of essential need as a tennis court could be accommodated within the existing communal grounds. The original condition should be enforced

CPRE-raise objection on grounds of lack of special circumstances in green belt and Special Landscape Area, and urbanization of rural area.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DP3 - Natural Environment (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The new dwellings being built on the site of Heronbrook House have defined residential curtilages and additional large areas of land to the side and rear, defined as paddocks. The new owner of the property started to construct a hard-surfaced tennis court in part of his paddock area. Construction has also commenced on the installation of 2.75m high chain-link fencing around the court. A specific grant of permission is required for this work as the site lies outside the residential curtilage and when he realised this, work was stopped.

Apart from details of the fencing and court, the applicant has submitted details of a landscaping scheme which proposes the planting of a hedgerow of indigenous species (including 9 trees) to one side of the tennis court, where it is presently unscreened. Other boundaries to this part of the site are already screened by hedgerows and the tennis court is not particularly visible from outside the site.

PPG 2 *Green Belts* states that the most important attribute of green belts is their openness and that essential facilities for outdoor sport and recreation are appropriate development in Green Belt areas. Given this advice and the good existing screening and proposed additions to it, I consider the proposal to be acceptable. However, it will be necessary to remove permitted development rights as it would not be appropriate to allow the erection of sheds, garages or other ancillary buildings on this land.

RECOMMENDATION

That permission be GRANTED, subject to conditions to remove permitted development rights and to ensure the landscaping is carried out.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DP3 - Natural Environment (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20040003

Part 2 Item Number: 10

Town/Parish Council: Leamington Spa

Registration Date: 05/01/2004

Expiry Date: 01/03/2004

Case Officer: Sarah Laythorpe
01926 456554 planning_east@warwickdc.gov.uk

29 Meadow Close, Lillington, Leamington Spa, CV327AS

Erection of a single-storey extension to front and side, retention of pitched tiled roof over former garage, proposed enclosed porch area.
FOR Ms C Robb

SUMMARY OF REPRESENTATIONS

Town Council: no objection

Neighbour: One neighbour objects on grounds of loss of light and sunlight onto their property and also on the grounds that the extension would be a visual eyesore from their property. The following issues have also been raised:

- the boundary fence would have to be removed in order to facilitate the building of this extension, although permission for this has not been given
- the existing drainage system would not be able to cope with the extra water
- the construction of the extension could not go ahead without entering their property

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application site relates to a 2-storey semi-detached property which is situated on the east side of Meadow Close. The property has previously been extended by means of a single storey front extension to provide additional garage space. The property has a private side access which is 1.35 metres wide at its minimum (at the rear) and 2.6 metres wide at its maximum (at the front). A 6 foot fence runs along the boundary of 27 and 29 Meadow Close.

The proposed extension would run along the entire length of the side elevation of the property. The proposal also includes an extension to the front of the property to join the existing front extension. The proposed side extension would not project any further into the rear garden than the original dwelling.

The main objection relates to loss of light and sunlight onto the neighbouring property. However, light to the neighbouring property is currently significantly reduced by the positioning of the host dwelling, which is due south of the neighbouring property. Therefore, I do not believe this extension would significantly affect the amount of sunlight or daylight onto the neighbouring property.

In design terms, the proposal does not create a degree of over-dominance with respect to the neighbouring amenity. I consider that the application is acceptable in terms of its design and appearance, thereby complying with Policy (DW) ENV3 of Warwick District Local Plan and the adopted SPG 45 degree guideline.

RECOMMENDATION

GRANT subject to matching materials.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20040017

Part 2 Item Number: 11

Town/Parish Council: Stoneleigh

Registration Date: 12/01/2004

Expiry Date: 08/03/2004

Case Officer: Will Charlton
01926 456528 planning_west@warwickdc.gov.uk

Briony, 267 Cromwell Lane, Burton Green, Kenilworth, CV8 1PN

Conversion of flat roofs to tiled pitched roofs.

FOR P.A. Mason

SUMMARY OF REPRESENTATIONS

Parish Council - No observations.

Neighbour - One neighbour (No 269) has objected to the scheme, stating that the existing extension does not have the benefit of planning permission and that as it has been extended onto the boundary there is a problem with property maintenance and increased fire risk. A structural survey of the building should be undertaken and the foundations checked. Objection is also raised with regard to the soakaway being located uphill of the dwelling and that the angle of roof for the tiles may not be sufficient.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application property is a detached dormer bungalow with a prominent first floor flat roof extension protruding out from the side pitched roof, with an open arch under allowing vehicular access to the rear. The property also has two flat roof side facing dormer windows and a single storey flat roof front extension.

Planning permission was granted for the existing flat roof extensions in 1968. There also appears to be a single storey extension onto the boundary of No 269 which does not appear to have the benefit of planning permission. Although this extension is not relevant to this application, enforcement are currently investigating this element.

Both neighbours are dormer bungalows, with No 265 (situated on the side of the main roof alterations proposed, and the existing flat roof arch extension) having an integral garage adjacent to the dividing boundary. Due to the positioning of the property in relation to its neighbours, and the alterations proposed, it is considered that there would be a limited impact upon the amenities enjoyed by the neighbours.

Whilst recognising the maintenance and structural integrity concerns of the neighbour, these are not planning issues and are therefore not considered to be reasons to refuse the application. The soakaway proposed to be used is as existing, and as its use would not materially alter, it is not a matter which can be objected to. It is considered that the angles of the roofs proposed (25 and 30 degrees) would be sufficient to allow for interlocking concrete tiles to be hung, matching those on the existing pitched roofs. The replacement of a number of flat roof alterations with pitched roofs would, in my opinion, substantially improve the aesthetic appearance of the property.

RECOMMENDATION

GRANT, subject to a condition on matching materials.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20040020 / W20040021LB

Part 2 Item Number: 12

Town/Parish Council: Leamington Spa

Registration Date: 06/01/2004

Expiry Date: 02/03/2004

Case Officer: Alan Coleman
01926 456535 planning_east@warwickdc.gov.uk

24B Victoria Terrace, Leamington Spa, CV313AB

Proposed removal of existing flat roof and formation of new pitched roof and associated works to form new self-contained flat.
FOR Miss J. Sinclair

SUMMARY OF REPRESENTATIONS

Town Council: *"Removal of the flat roof would be inappropriate and harmful to the character of the Conservation Area."*

CAAF: *"This was considered to be acceptable and to be a welcome restoration of the roof"*

WDC (Environmental Health – Pollution Team): No objection, as amended.

WDC (Environmental Health – Housing Team): No objection, as amended.

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) ENV15 - Encouragement of full use of Listed Buildings (Warwick District Local Plan 1995)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

TCP10 - Protecting the Residential Role of Town Centres (Warwick District 1996 - 2011 First Deposit Version)

TCP12 - Upper Floors within Town Centres (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The proposals relate to a 3-storey Grade II Listed end-of-terrace building that is located on the western side of Victoria Terrace within the Leamington Conservation Area. The ground floor is occupied as a Class A3 restaurant/take-away with self-contained flats on the upper floors. The restaurant/take-away is served by an external canopy exhaust flue that extends to roof level on the eastern rear elevation to Spencer's Yard.

The proposal is to construct a pitched roof to match the remainder of the terrace and would accommodate a further self-contained flat. In order to satisfy concerns of the Council's Environmental Health Housing and Pollution Teams the proposal has been amended by re-siting a bedroom rooflight further away from the canopy exhaust flue and by the addition of an accelerator cone terminal to the flue to increase the dispersal of cooking fumes. It is also recommended that the bedroom rooflights in the side roof slope to Spencer Street should be non-openable too.

I note the objection of the Town Council to the proposal. However, in my opinion the proposal is to be welcomed as it would reinstate a pitched roof to the building in keeping with the remainder of the terrace. For this reason I consider the proposal would enhance the character and appearance of this Grade II Listed Building, the setting of the terrace of listed buildings it forms part of and the Conservation Area. I consider the creation of an additional flat as part of the scheme is acceptable too.

RECOMMENDATION

That Planning Permission and Listed Building Consent be GRANTED, as amended, subject to conditions on large-scale rooflight, roof construction and slate coursing details, materials, non-opening bedroom rooflights, bedroom ventilation details, details of sound attenuation/fire protection between the proposed flat and existing second floor flat and installation of accelerator cone terminal prior to the first occupation of the flat (and retention thereafter).

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV15 - Encouragement of full use of Listed Buildings (Warwick District Local Plan 1995)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

TCP10 - Protecting the Residential Role of Town Centres (Warwick District 1996 - 2011 First Deposit Version)

TCP12 - Upper Floors within Town Centres (Warwick District 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20040035

Part 2 Item Number: 13

Town/Parish Council: Kenilworth

Registration Date: 12/01/2004
Expiry Date: 08/03/2004

Case Officer: Penny Butler
01926 456544 planning_west@warwickdc.gov.uk

116 Warwick Road, Kenilworth, CV8 1HL

Erection of a conservatory.

FOR Mr & Mrs Emsden

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: No objection.
Neighbours: No comments received to date.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
The 45 Degree Guideline (Supplementary Planning Guidance)

HEAD OF PLANNING & ENGINEERING

The application property consists of a mid terraced property, with projecting rear wing, to which it is proposed to add a rear conservatory. The conservatory would extend for 3.5m to the rear, next to the side boundary with number 118 Warwick Road. This neighbour has a kitchen extension projecting 1m from the rear wing, with a rear facing window which provides the main source of light into this room. There is a 1.8m high close boarded fence along this boundary. The proposed conservatory will have a 1.7m high side brick wall facing this boundary, with glazing above to a height of 2.2m. The roof slopes up from this neighbours boundary, to the 3.1m high central ridge, which is 1.8m from the boundary.

A 45 degree guideline taken from the neighbours kitchen window is breached by 0.7m. However, I do not consider this breach to be so severe as to warrant refusal given that the roof height is at its lowest immediately adjacent to the boundary, and that the building above fence level is of a lightweight glazed construction. The neighbour would not suffer a severe loss of sun light as the proposal is located to the north west of the affected neighbour, who has a south west facing garden. A condition for the side glazing to be obscure glazed and non-opening will ensure that this neighbour does not suffer any loss of privacy or increased overlooking.

RECOMMENDATION

GRANT, subject to non-opening and obscure glazed windows in the side elevation facing number 118 Warwick Road, to be retained as such at all times thereafter.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:
(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
The 45 Degree Guideline (Supplementary Planning Guidance)

Planning Committee: 17 February 2004
Application No: W20040041

Part 2 Item Number: 14

Town/Parish Council: Warwick

Registration Date: 08/01/2004

Expiry Date: 04/03/2004

Case Officer: Steven Wallsgrove
01926 456527 planning_west@warwickdc.gov.uk

59 Bridge End, Warwick, CV346PD

Extensions to existing outbuildings and detached occasional guest bedroom.
FOR Mr R. & Mrs M Knight

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection.

Neighbour: One neighbour is concerned by the size of the proposed accommodation and considers it will considerably affect their amenities.

CAAF: completely unacceptable as the retention/proliferation of unsightly garden sheds probably originally did not have consent. Suggest removal and new appropriate garden building constructed.

RELEVANT POLICIES

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV7 - Demolition of Non-Listed Buildings within Conservation Areas (Warwick District Local Plan 1995)

HEAD OF PLANNING & ENGINEERING

This dwelling, which is a listed building within the Conservation Area, has a two-part garden with the proposed building works being in the largest part, which is a "hidden" garden accessed by a narrow path beside an old, brick and tile, outbuilding at the bottom end of the "normal" back garden.

The proposed extension would comprise an extension and re-roofing (with a 30 degree pitched roof) of an existing (currently flat roofed) garden/workshop store, and the erection of a conservatory to link that building to another, existing, garden "chalet" which is used as an occasional bedroom/garden room. This building would be slightly extended and its timber cladding replaced with light ochre render.

The existing and proposed buildings would wrap around the end of the garden of the adjoining dwelling but would have very little impact due to the existing outbuildings, greenhouse, and boundary wall forming the end of that garden.

The resulting building would also have only a minor effect on the setting of the listed buildings in Bridge End, and would protect the character of the Conservation Area since the "hidden garden" is not visible to the general public and there are already a significant number of garden buildings in the area. Whilst the comments of CAAF are noted, this assortment of garden buildings currently exists and there are no powers to require their removal. Although the buildings would be enlarged and consolidated, I am satisfied that the works overall result in an improvement to their appearance.

RECOMMENDATION

GRANT, subject to ancillary use condition.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV7 - Demolition of Non-Listed Buildings within Conservation Areas (Warwick District Local Plan 1995)

Planning Committee: 17 February 2004
Application No: W20040056

Part 2 Item Number: 15

Town/Parish Council: Leamington Spa

Registration Date: 14/01/2004
Expiry Date: 10/03/2004

Case Officer: Fiona Blundell
01926 456545 planning_east@warwickdc.gov.uk

11 Penrith Close, Leamington Spa, CV326NJ

Erection of a single storey front extension and a two storey side extension and first storey rear extension. FOR Paul Crawford

SUMMARY OF REPRESENTATIONS

Town Council: Objection received to the proposal that it would represent overdevelopment and result in a cramped form of development.

Neighbours: No objections

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application relates to one half of a pair of semi-detached dwelling houses, situated within an established residential area and located on the south side of Penrith Close. The street scene is characterised by residential dwellings of similar style and external appearance. The application seeks permission to erect a single storey rear and front extension and two storey side extension. The distance between the garage side wall of the application site and the side wall of the adjacent property measures 1.4 metres.

The proposed first floor side extension would accord with the Warwick District Council's design guidance to prevent a terracing effect between properties, in that it would be set down, set back and set in at first floor level. The cumulative distance between the first floor development and the adjacent property of No.12 Penrith Close would therefore measure 2.15 metres. There is no breach of any distance separation or 45 degree guidance.

Whilst the concerns of the Town Council are noted, I am of the opinion that the proposal would not have a detrimental effect on the neighbouring amenities, or on the character of the residential area or the street scene, and consider that the proposal would comply with the general development principles of the Warwick District Local Plan 1995 and the emerging Warwick District Local Plan 1996-2011.

RECOMMENDATION

GRANT subject to condition on use of matching materials.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

Planning Committee: 17 February 2004
Application No: W20040061

Part 2 Item Number: 16

Town/Parish Council: Warwick

Registration Date: 15/01/2004

Expiry Date: 11/03/2004

Case Officer: Penny Butler
01926 456544 planning_west@warwickdc.gov.uk

Tesco Store, Emscote Road, Warwick, CV345QL
Installation of 3 internally illuminated freestanding advertising panels.
FOR JCDecaux UK Ltd

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection.

Warwick Society: Object to panel number one as it will be visible from Emscote Road and will distract drivers negotiating the junction at the Tesco access. This element should be refused.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

Three free standing internally illuminated advertising units are proposed to be installed on the Tesco site on Emscote Road. Two of these are proposed on the store frontage close to the store entrance, and the other (number one) is to be located on the landscaping verge adjoining the access road, close to the bus shelter. This unit will measure 2.6m high by 1.3m wide, and is over 70m from the traffic light junction on Emscote Road bridge. The sign will be visible at some distance from Emscote Road, close to the bottom of the incline to the store, and for this reason I do not consider that there would be any adverse impact on either highway safety or the visual amenity of the area, especially as there are no other advertising panels in close proximity.

RECOMMENDATION

GRANT.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the following policies:

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
