

**Application No:** [W 16 / 0441](#)

**Town/Parish Council:** Barford  
**Case Officer:** Liam D'Onofrio  
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**Registration Date:** 13/05/16  
**Expiry Date:** 08/07/16

**Land on , Westham Lane, Barford, Warwick, CV35 8DP**

4 no. blocks of semi-detached and terraced houses forming 9 no. residential plots of 3 bedroom houses with associated gardens and parking. FOR Waterloo Housing Group

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

**RECOMMENDATION**

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

**DETAILS OF THE DEVELOPMENT**

Planning permission is sought for 9no. 2-storey, 3 bedroomed dwellinghouses arranged in three pairs of semi-detached properties and one terraced block of three units.

The supporting Design and Access Statement states that: *the scale of the development is proportional to the site and surrounding properties, in particular the new housing development to the North of the site. The proposed houses have been designed to suit the local vernacular with traditional pitched roofs and chimney details. The blocks sit in a linear style which is typical of the local area. Red brick walls and russet tiled roofing will be used to echo the traditional theme. Locally windows vary in colour; to reflect this and add interest on this development the windows, doors and rainwater goods are proposed to be dark grey. Windows are to be set back within the reveals and ornamented with arch head details to both front and rear elevations. The houses will all have small porches of varying detail to add diversity to the front elevation.*

The DAS confirms that each property will have two off-street parking spaces in accordance with the WDC Vehicle Parking Standards and that the reduction in energy demand for the properties of 10%+ will be achieved through a fabric first approach to the design.

**THE SITE AND ITS LOCATION**

The application site relates to a rectangular shaped field located to the southern side of Westham Lane just outside, but adjacent to, the village boundary and Conservation Area of Barford. The grass field is located within open countryside and is relatively flat. A mature hedgerow forms a boundary to the western edge and northern edge of the field adjoining Westham Lane and a residential property

is located to the east. A new housing development (currently under construction) is located on the opposite side of Westham Lane to the north.

## **PLANNING HISTORY**

W/13/0724 Outline application for erection of six detached houses with all matters reserved: Granted 22/10/13

## **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)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

### The Emerging Local Plan

- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- 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)

## Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Barford Village Design Statement (September 2009)

## **SUMMARY OF REPRESENTATIONS**

### **Barford, Sherbourne & Wasperton Council - Objection**

- Unacceptably high density of the site
- Visual impact of the development
- Effect of the development on the character of the neighbourhood
- Design (bulk and massing)
- The development would adversely affect highway safety at the Westham Lane-Wellesbourne Road junction

**WCC Landscape:** No objection.

**WCC Ecology:** No objection, subject to conditions.

**WCC Highways:** No objection , subject to conditions.

**Environmental Services:** No objection subject to conditions.

### **Public response:**

One letter of support from a local resident:

- This small project seems totally appropriate to the site and will add to the supply of much needed new houses.

Two objections have been received raising the following concerns:

- Concerns directly reflecting Parish Council comments outlined above.
- Not in keeping with other developments in the area.
- Increased volume of traffic.
- Visibility splay inadequate/no turning head provision/highway safety concerns.

## **ASSESSMENT**

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

- Principle of the development;
- Affordable Housing;
- Siting and design;
- The impact on the living conditions of nearby dwellings;
- Air quality;
- Car Parking and Highway Safety;
- Drainage and Flood Risk;
- Ecology/landscaping;
- Renewable Energy;
- Health and Wellbeing.

## **The Principle of the Development**

The principle for the development was established under the previous planning approval for six dwelling houses on this site under the previous 2013 planning application. Under this application it was noted that due to the Council's lack of a five year housing supply only limited weight can be afforded to local Policy RAP1, therefore the NPPF requires applications to be considered in the context of the presumption in favour of sustainable development (NPPF Paragraph 49). NPPF Paragraph 14 states that where the development plan policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF.

It remains the case that this site is sustainably located adjacent to the village envelope and will integrate well into the existing settlement having easy access to its facilities and services. The presumption in favour of sustainable development carries substantial weight, as does the contribution the development would make to the provision of housing to meet the needs of the District. Significant weight is also afforded to the fact that there is an extant permission for the redevelopment of this site for six houses. The current proposal will make more efficient use of this land by providing three additional houses.

The emerging Barford Neighbourhood Plan carries significant weight as it has been through the consultation and Examination process. In this case the application site falls within one of the preferred housing development sites within the village envelope identified within the Barford Neighbourhood Plan.

It is therefore concluded that the current scheme represents sustainable development and is acceptable in principle.

## **Affordable Housing/contributions**

The scheme does not trigger the need for affordable housing or other tariff style contributions, i.e. open space, as the development falls under a small scale development category of 10 units or less and below 1000sq.m. Nevertheless the applicant Waterloo Housing are an affordable housing provider and the supporting Design and Access Statement indicates that to appeal to a range of potential occupants, the site will comprise of 7 no. shared ownership plots and 2 no. rental. This is a significant benefit in terms of housing supply.

## **Siting and design**

The proposed scheme is considered to provide an appropriate layout that will appear as a traditional run of linear development. The bulk and mass of the dwellings are considered to be appropriate and include architectural detailing such as feature porches, cambered arches and chimneys that will add a rhythm to the run of development. The proposed scale and architectural styling is considered to reflect the style and character evident within Barford village, particularly its historic properties and the scheme will provide a consistent design approach.

The site falls outside of Barford Conservation Area, however Policy DAP8 and the Planning and Listed Building and Conservation Areas Act 1990 requires both the

views inside and outside of a conservation area to be considered. In this case the design is considered appropriate and the scheme is not considered to harm the setting of the adjacent conservation area or the streetscene in general.

### **The impact on the living conditions of nearby dwellings**

A 5 metre wide farmer's access is proposed to be retained to the eastern boundary, which will separate the development from the adjoining property. Separation distances will be met between this neighbouring property and the proposed development and the scheme is not therefore considered to create any significant loss of light, outlook or amenity to this or other surrounding occupiers. There will be a small window in the flank wall of the property facing the adjoining property's rear garden, however this relates to a non-habitable ensuite and a condition is suggested to require this window to be obscure glazed to avoid overlooking/the perception of overlooking.

In terms of the amenities of future occupiers the Environmental Health Officer (EHO) has visited the site and notes that the sound of traffic on the Barford bypass was apparent. The EHO believes this noise can be mitigated and they have suggested a condition to secure a noise survey prior to the commencement of the development, the results of which will inform the design of suitable protective measures to protect the amenity of garden users and provide a good internal noise environment within the proposed dwellings for future residents.

### **Air quality**

The EHO notes that the applicant proposes to provide dedicated car parking as part of the development and recommends that the applicant is required to provide electric vehicle charging facilities as part of the development. This can be secured through the standard low emission strategy condition.

### **Car Parking and Highway Safety**

The Highway Authority have raised no objection to the scheme, noting that the proposed access is 5 metres wide, enabling two vehicles to pass each other; each dwelling will have two allocated parking spaces, in accordance with Warwick District Councils Parking Standards; and there is also sufficient space within the site for vehicles to manoeuvre into/out of each of the parking spaces. The bin store is located an appropriate distance, within 25 metres of the public highway. Due to the narrow width and potential restrictions for large vehicles travelling along Westham Lane, the Highway Authority request a construction management plan to be submitted, detailing the type/size of vehicles to be used during the construction phase and that sufficient space will be provided within the site for the parking, turning and loading/unloading of vehicles associated to the construction phase and a condition to secure visibility splays.

### **Drainage and Flood Risk**

The site is situated within Flood Zone 1, and has no flood risk issues. The use of permeable hardstanding or sustainable urban drainage methods can be secured via condition. A condition is also suggested to secure drainage details.

## **Ecology/landscaping**

County Landscaping notes that the proposed development is modest in size, and has safeguarded the rural character of Westham Lane by retaining the boundary hedge adjacent to the lane. It is not deemed to be harmful to the overall landscape character of the area. The Landscape Officer suggests however that the fencing should however be revised. The height of the timber fences - 2m - seems inappropriately high for small plots, particularly between back gardens and 1.8m would be preferred. Additional tree planting in the rear gardens would also help to blend the development into the existing countryside. A condition to secure hard and soft landscaping details is suggested accordingly.

The County Ecologist has commented that according to Habitat Biodiversity Audit records the application site consists of improved grassland and is bordered by intact hedgerows to the north and west. Although the land take for this development appears to be small and no Biodiversity Impact Assessment was requested at the previous application at this site, in view of the previously approved application on the field opposite the site, there is concern that the proposed development will add to a cumulative impact on biodiversity and for habitat connectivity in this area if more separate applications for small-sized application sites come forward. Existing vegetation should be retained also. The Ecologist therefore raises no objection to the scheme subject to a condition securing a Construction and Environmental Management Plan (CEMP) to take each protected species into consideration.

In view of the nearby bat records the Ecologist recommends that a sensitive lighting scheme is designed for the site that minimises lighting across the site at night and biodiversity enhancements such as the installation of bird and bat boxes. This can be secured by conditions.

## **Renewable Energy**

To accord with Local Plan Policy requirements the scheme will need to either generating 10% of the energy needs from renewable sources or reducing the energy demand of the development and its CO<sup>2</sup> emissions by 10% through initial construction methods. The applicant confirms that a fabric first approach will be utilised, which can be secured through condition.

## **Health and Wellbeing**

No health and wellbeing issues are considered to be raised by this application.

## **SUMMARY/CONCLUSION**

The development is considered to comply with all current Local Plan policies (aside from RAP1, which the NPPF advises can carry only limited weight) and policies of the NPPF as a whole. The presumption in favour of sustainable development carries substantial weight, as does the contribution the development would make to the provision of housing to meet the needs of the District. It is therefore concluded that the development should be granted.

## **CONDITIONS**

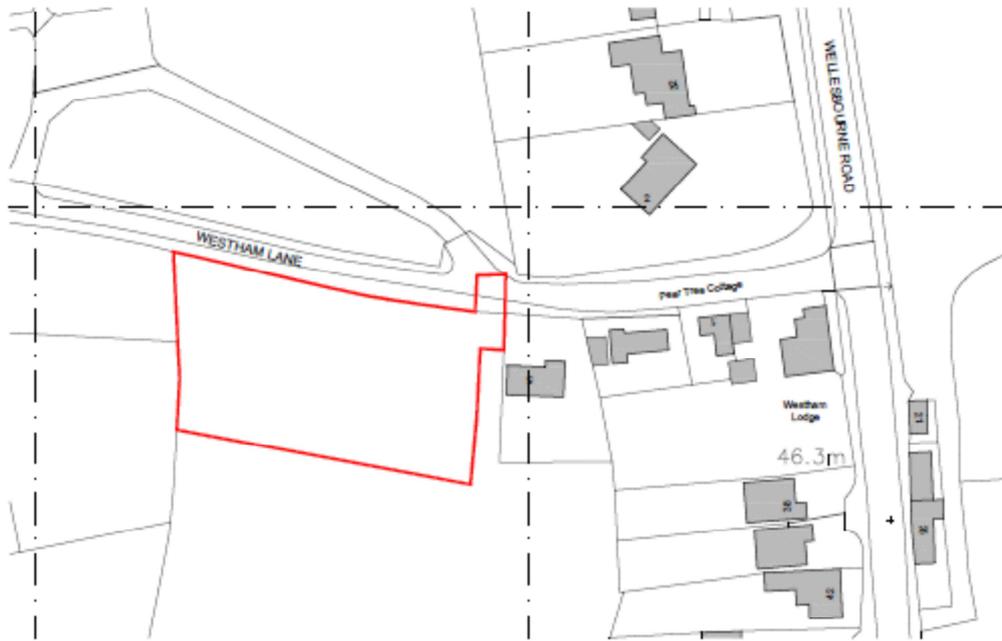
- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 3237-111B, 3237-112A, 3237-115, 3237-116, and specification contained therein, submitted on 01/03/16 and 13/05/16. **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.
- 3 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO<sup>2</sup> emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 4 The development (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction. **REASON:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011.
- 5 The development hereby permitted shall not commence until a Construction and Environmental Management Plan (in accordance with the British Standard on Biodiversity BS 42020:2013) has been submitted to and approved in writing by the District Planning Authority. In discharging this condition the LPA expect to see details concerning pre-commencement checks for protected and notable species with subsequent mitigation and monitoring, as deemed appropriate. In

addition appropriate working practices and safeguards for other wildlife dependent of further survey work, that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full. **Reason:** To ensure that protected species are not harmed by the development in accordance with National Planning Policy Framework (NPPF), ODPM Circular 06/2005 and Policy DAP3 of the Warwick District Local Plan 1996-2011.

- 6 The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting and provision of bat and bird boxes etc. Such approved measures shall thereafter be implemented in full. **Reason:** To ensure a net biodiversity gain in accordance with NPPF.
- 7 No external lighting or illumination of any part of the site shall be installed or operated unless and until details of such measures shall have been submitted to and approved in writing by the local planning authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details. **Reason:** To ensure appropriate measures are taken in relation to protected species in accordance with Policy DAP3 of the Warwick district local Plan 1996-2011 and the aims and objectives of the NPPF.
- 8 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.
- 9 No development shall take place unless and until a Low Emission Strategy has been submitted to and approved in writing by the local planning authority. The Low Emission Strategy shall thereafter be implemented in strict accordance with the approved details. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development, in accordance with Policy DP9 of the Warwick District Local Plan and the aims and objectives of national guidance within the NPPF 2012.
- 10 Prior to commencement of the development hereby approved, an environmental noise assessment shall be carried out by a competent person and this assessment together with a scheme detailing the measures required to mitigate noise in compliance with BS 8233:2014 "Sound Insulation and Noise Reduction in Buildings-code of practice and "World Health Organisation Guidelines For Community noise" shall be submitted to and approved in writing by the Local

Planning Authority. Thereafter the approved measures shall be carried out strictly in accordance with the approved scheme prior to first occupation of the development. Thereafter the mitigation measures shall be maintained in accordance with the approved details. **REASON:** To protect the amenities of future occupiers in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

- 11 The development hereby permitted shall only be undertaken in strict accordance with details of hard landscaping works which have 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 to direct run-off 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. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities and sustainable drainage of the area in accordance with Policies DP1, DP2, DP3 and DP11 of the Warwick District Local Plan 1996-2011.
- 12 The development shall not be occupied unless and until the car parking, manoeuvring and bin store areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies DP1, DP2 & DP8 of the Warwick District Local Plan 1996-2011.
- 13 The development shall not be occupied unless and until visibility splays have been provided to the vehicular access to the site passing through the limits of the site fronting the public highway with an 'x' distance of 2.4 metres and 'y' distances of 43 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway. **REASON:** To ensure that a satisfactory access is provided and maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.
- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) the first floor window(s) to be formed in the side facing elevation of Plot 9 hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.





① **Street Scene**  
1:100



② **Site Section - Front**  
1:100



③ **Site Section - Rear**  
1:100