

**Planning Committee:** 15 November 2022

**Item Number: 5**

**Application No:** [W 22 / 0316](#)

**Registration Date:** 04/05/22

**Town/Parish Council:** Beausale, Haseley, Honiley & Wroxall

**Expiry Date:** 29/06/22

**Case Officer:** Lucy Hammond  
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**The Cats Pause, Three Wells, Haseley Knob, Haseley**

Demolition of existing buildings and conversion and extension of former stables to form 1no. dwelling FOR Semple

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This application is being presented to Planning Committee due to the number of objections received and the recommendation being one of approval.

**RECOMMENDATION**

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

**DETAILS OF THE DEVELOPMENT**

Planning permission is sought for the partial redevelopment of the site through the demolition of a number of existing buildings together with the conversion and extension of one brick built stable building to create one new dwelling. The proposed new dwelling is intended for occupation by the applicant who owns and operates the cattery business to the rear of the site in question and who currently resides in the host dwelling (Three Wells).

The proposal to convert the brick stable would involve the removal of an existing lean-to on its north side and the erection of a replacement extension of the same footprint on its south side. This would result in the addition of 1no. 1-bed dwelling.

**THE SITE AND ITS LOCATION**

The application site is within the identified village boundary of Haseley Knob; one of the Limited Infill Villages identified in Policy H1 of the Local Plan. The site is also washed over by the West Midlands Green Belt.

The site forms an area of land to the rear of the host dwelling (Three Wells) and its neighbouring properties which front the road through the settlement, Threeways. Access to the site lies to the north of the host dwelling and an existing track leading west, to the rear of the site, from where access is gained to both the

application site and the cattery business which sits further west of the host dwelling and the application site.

The 'U-shape' arrangement of structures to the west of the application site provide a number of enclosures that make up the existing cattery business, operated by the current occupier of the host dwelling who is proposing to move into the dwelling proposed by this application should permission be forthcoming. This business has been established at this site almost 25 years.

Within the application site edged red, there are a number of existing buildings. The majority are brick built, though there is a greenhouse amongst them. There is also a brick built stable building which has a lean-to on one side which forms the subject building for the proposed conversion to single dwelling. Some of the site is overgrown and there are existing boundary treatments in place which demarcate this site from the residential curtilage associated with the host dwelling to the east.

### **PLANNING HISTORY**

There is planning history covering the site and surrounding area which spans approximately 50 years, however there are no records specifically relevant to the application site edged red for the purposes of this planning application. Planning permission for the host dwelling is not relevant to the consideration of the proposals before Members at this time and as such have not been summarised in the report. It is relevant to note that the cattery business was approved in 1998 and the following year approval was given to remove the personal permission condition which restricted its use only to the named applicant (the current applicant now).

### **RELEVANT POLICIES**

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- DS5 - Presumption in Favour of Sustainable Development
- DS18 - Green Belt
- PC0 - Prosperous Communities
- H0 - Housing
- H1 - Directing New Housing
- SC0 - Sustainable Communities
- BE1 - Layout and Design
- BE3 - Amenity
- BE4 - Converting Rural Buildings
- TR1 - Access and Choice
- TR3 - Parking
- CC1 - Planning for Climate Change Adaptation
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- FW3 - Water Conservation
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)

- Air Quality & Planning Supplementary Planning Document (January 2019)
- Parking Standards (Supplementary Planning Document- June 2018)
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

## **SUMMARY OF REPRESENTATIONS**

**Health & Community Protection - Environmental Sustainability:** No objection, subject to conditions

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

**WCC Ecology:** No objection, subject to conditions and advisory notes.

### **Public Response:**

5 objections received on the following grounds:

- the dwelling would constitute significant development on an already busy plot of land which is not in keeping with planning policies
- potential loss of natural light
- potential loss of privacy
- parking arrangements and adequacy of turning/loading need to be considered
- potential increase in noise and disturbance
- layout and density of the building appears constrained
- the proposed works represent a disproportionate addition to the original building
- this would be 'backland development' in contrast to the established ribbon development in the village
- concern regarding access and highway safety

Other non-material planning considerations were also raised, including connections to services, nearby development proposals, potential future development proposals at the site and a possible precedent being set by this development should it be approved.

3 support comments received on the following grounds:

- the proposals are modest and visually appropriate
- the development would enable a local family to stay in the area
- the development enables an established business of over 20 years to continue operating
- proposals seem in keeping with the local area

1 neutral comment received stating a preference for the air source heat pump to be located further from the boundary to reduce noise pollution and for the ridge height not to exceed the existing structure.

## **ASSESSMENT**

### Principle of development

The principle of development is threefold and is concerned with whether or not the development constitutes appropriate development in the Green Belt; whether the site is an appropriate location for the creation of new residential development and whether or not the proposals accord with the conversion of rural buildings policy.

Taking each element in turn:

### *Whether the proposal constitutes appropriate development in the Green Belt*

Policy DS18 of the Local Plan states that the Council will apply national planning policy to proposals within the Green Belt. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 149 states that the construction of new buildings will be regarded as inappropriate development in the Green Belt but lists exceptions which will not be considered inappropriate. The list includes at point (g) the limited infilling or *the partial or complete redevelopment of previously developed land*, [my emphasis] whether redundant or in continuing use (excluding temporary buildings) which would:

- Not have a greater impact on the openness of the Green Belt than the existing development; or
- Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The application site forms part of the land associated with the cattery; the commercial use has operated for a number of years and the buildings scattered within the site have all had, at one time or another, a related use i.e. office for the business and/or storage. In view of the fact that four buildings/structures would be removed from the site, one existing building would remain and be converted together with an extension of a footprint no larger than an existing lean-to be removed and replaced, it is Officers' view that the proposed development would have no greater impact on the openness of the Green Belt than the existing development. Arguably it would result in less impact because the total footprint of built form on the site would be reduced. Officers are satisfied that the site constitutes previously developed land in accordance with the definition set out in the NPPF and to that end, the proposal to clear the majority of the site, retain only one building for conversion, and redevelop it for residential purposes would, in Officers' opinion, amount to appropriate development in the Green Belt in accordance with para.149(g) of the NPPF.

### *The location of the site for new residential development*

Policy H1 of the Local Plan sets out the locations across the district where new residential development will be considered acceptable in principle. H1(c) lists

within the boundaries of Growth Villages and Limited Infill Villages as listed in the policy and shown on the Policies Map. Haseley Knob is one such Limited Infill Village and the application site is located within the identified village boundary. To that end, the principle of new residential development is considered acceptable.

Having regard to the fact this is a Green Belt location, Officers note explanatory text 4.8 of Policy H1 where it lists the type and scale of development which will be considered appropriate (i.e., more restricted). It is worth noting there is a distinction to be drawn between "limited infill development" for which there is a separate Policy (H11) and where proposals would seek either the re-use of buildings and/or the redevelopment or partial redevelopment of previously developed land. Since this proposal fits within both of these considerations as set out above under the Green Belt heading, there is no requirement to assess this application as if it were "limited infill development" in its literal sense, i.e., under Policy H11. Simply, designation as a limited infill village implies this is deemed to be a sustainable location.

Given that this development involves both the re-use of a building and the partial redevelopment of previously developed land, officers are satisfied that it is acceptable in accordance with Policy H1.

#### *The re-use of rural buildings*

Policy BE4 states that the re-use and adaptation of existing rural buildings will be permitted subject to the following criteria:

- a) The building is of permanent and substantial construction.
- b) The condition of the building, its nature and location, make it suitable for re-use and adaptation.
- c) The proposed use or adaptation can be accommodated without extensive rebuilding or alterations to the external appearance of the building.
- d) The proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and
- e) The appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

It is Officers' opinion that the proposal satisfies all but (c) above on the basis that an extension to the building does form part of the proposals for which permission is being sought. However, in reaching the view that the proposal remains acceptable in principle having regard to this policy as well as those others considered above, officers have had regard to the material fallback and realistic alternative that would result in the same development on the site. The site could be cleared in its entirety of all buildings and a new building proposed, exactly as per the proposed plans in this application, and this would be considered acceptable in principle owing to the Green Belt and housing policies set out above.

The proposal instead, seeks to retain and convert the brick built stable which is of permanent and substantial construction as Policy BE4 requires. Moreover, the proposed extension is in fact a slightly smaller footprint than that of the existing lean-to which sits to the north side of the stable building. By removing this aspect of the building and replacing broadly the same floor space (slightly smaller) but to

the south side in a more functional manner, the end result would be exactly the same as if the alternative route set out above were followed.

The condition of the building together with its nature and location make it suitable for re-use and adaptation, the existing stable is not listed, and its existing character would be retained and it is officers' opinion that the proposed conversion/extension would protect and enhance the character and appearance of the countryside.

Overall, the principle of development is considered to satisfy the provisions of Policy BE4.

#### Conclusion on the principle of development

Having regard to all of the above, it is considered that the proposal to clear all but the brick stable building from the site and redevelop it for the provision of a single dwelling, resulting from the stable's conversion, is acceptable in accordance with Policies H1 and BE4 which govern the location of new residential development as well as the conversion of rural buildings. Furthermore, the partial redevelopment of previously developed land as well as the re-use of a building providing it does not harm the openness of the Green Belt or conflict with the purposes of including land within it constitutes appropriate development. The submission of very special circumstances is therefore not required.

Overall, the principle of development, in all respects as set out above, is acceptable subject to an assessment being made of the other relevant material planning considerations set out below.

#### Visual impact / character of area

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

Clearing the site of the remaining buildings and structures as well as all overgrown shrubs can only serve to visually improve the character and appearance of the site in its immediate context. That being said, the site does not contribute to the street scene or the public realm because it is located behind the residential development which fronts the road through the village. For the same reason, the building, once converted, would not be visible from the street scene. Nevertheless, the proposed conversion and extension has been assessed against the provisions of BE1 and it is Officers' opinion that the resulting development would not cause visual harm to the character and appearance of the immediate or wider surrounding area.

The extension, whilst proposed with a flat roof, would remain subservient in scale and mass terms to the original building whose overall height is taller. More modern materials are proposed including timber cladding and glazing and as such this would be read as an extension rather than attempting to echo the same design

characteristics of the original building. The stable would be retained in its original form, with only the creation of two new modest windows on its northern side. No other new openings or architecturally inappropriate features are proposed to be introduced into this otherwise simple brick stable and it is considered that overall, the development is visually acceptable and results in no harm.

For the above reasons I am therefore satisfied that the development is acceptable in this regard and as such accords with Policy BE1.

#### Impact on neighbouring / residential amenity

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

The building already exists to the rear of 'Three Wells' and its neighbour to the north. It is therefore considered there can be no physical harm by reason of overbearing or loss of light. One small window is proposed in the rear (east) facing elevation of the new dwelling and the separation between the new dwelling and its two rear neighbours has been measured between 17m and 18m. The guidance in the Residential Design Guide SPD is noted; between single storey dwellings the requirement is 17m which increases to 22m between a two-storey dwelling. It is noted that the existing building backs onto a two-storey dwelling, while the extended (single storey) part would back onto a single storey dwelling. The minimum distances separation is therefore satisfied and having regard to the proposed design, it is not considered there would be any harmful overlooking facilitated between these properties.

In considering the proposed dwelling and the amenity for its future occupier(s) in relation to the adjacent use of land as a cattery, the Environmental Health Officer (EHO) has suggested that if the proposed dwelling was to be used as accommodation associated with the cattery business and a planning condition to this effect was imposed there would be no objections. There would however be some concern if the dwelling were to be occupied independently to the cattery business due to the potential for noise and/or odours which may lead to complaints against the cattery and harm to the amenity of the proposed dwelling.

During the course of the application, it has been clarified that the proposed dwelling would be occupied in association with the management/operation of the adjacent cattery. To that end, there are no objections from an environmental health point of view subject to an occupancy restriction being imposed on any forthcoming permission.

The proposed dwelling would provide 1-bed accommodation, the minimum garden size for which is 40sq.m. An area of approximately 32sq.m. is proposed immediately beside/to the front of the proposed dwelling, forming a courtyard style garden, however, there is a much greater area of additional land to the front of the building which sits between the dwelling and the adjacent cattery, which would all form part of the garden to the new dwelling and which, in total, would exceed

the minimum standard. Officers are therefore satisfied that there would be sufficient amenity for the proposed occupiers of the new dwelling.

For the above reasons I am therefore satisfied that the development is acceptable in this regard and as such accords with Policy BE3.

#### Access and parking / Highway safety

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

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

An existing access, serving the cattery business, would also serve the new dwelling which would be accessed via the same track which leads to the rear of the site. The County Highways Authority initially raised an objection to the application, not to the principle of development, but on the basis that there was insufficient information provided with the application to demonstrate that there was adequate turning space within the site. It was further noted that the parking was shown in tandem, and the visibility splays were not shown on the submitted plans.

Following the receipt of additional information addressing all of the above, the Highways Authority removed its objection and recommended conditions be attached to any forthcoming permission. These would require the provision of the necessary visibility splays as well as the provision of turning space within the site in accordance with the details shown on the plans.

The adopted Parking Standards SPD require the provision of one car parking space for a 1-bed dwelling. This is shown on the plans and the development therefore accords with the standards.

For the above reasons officers are therefore satisfied that the development would not result in any harm to highway safety, and it is therefore considered acceptable in accordance with Policies TR1 and TR3.

#### Impact on ecology / biodiversity

Local Plan Policy NE2 requires development not to have any adverse impact on protected, rare, endangered or priority species while policy NE3 states that new development will be permitted provided it protects, enhances and/or restores habitat biodiversity.

Supporting information in this regard was provided with the application which has been considered by the County Ecologist. The surveys and content therein are

considered satisfactory, and the Ecologist agrees with the recommendations set out within them. A number of conditions and advisory notes are recommended in the event permission is forthcoming to ensure that the measures set out in the survey recommendations are implemented accordingly and avoid any unnecessary or adverse impacts on features of ecological importance.

Having regard to the above and subject to the recommended conditions, officers are satisfied there would be no adverse impacts on protected species or biodiversity and accordingly the development complies with Policies NE2 and NE3.

#### Other matters

##### *Adapting to Climate Change/Air Quality Mitigation*

Policy CC1 seeks all new development to be resilient to and adapt to the future impacts of climate change through the inclusion of measures to mitigate against rising temperatures and increased flood risk through sustainable construction measures and the incorporation of sustainable drainage methods.

The proposal involves the conversion of an existing structure which places some limitations on the type of sustainable construction methods that can be implemented. Nonetheless, in order to secure the most sustainable form of construction and bearing in mind an element of the application proposes the construction of an extension, a condition is proposed to secure a suite of sustainable construction and sustainable energy measures to be secured for the proposed dwelling.

Officers therefore consider that the proposal accords with Policy CC1.

As the proposal relates to a new dwelling, the standard Low Emission Strategy condition is also proposed to ensure compliance with Policy NE5 and the Air Quality SPD.

Compliance with Policy FW3 in terms of water efficiency is to be secured by condition.

##### *Drainage*

Foul and surface water are proposed to be disposed of by connecting to the existing mains sewer however it is considered appropriate to require details of both surface water and foul drainage prior to the commencement of development through a suitably worded planning condition. The development is considered acceptable in this regard and in accordance with Policies FW1 and FW2.

##### *Other considerations raised by objectors*

Most of the points raised in objections received are covered under the relevant headings above, however it is noted that the principle of backland development as well as overdevelopment of the site were also raised. Officers do not consider the proposals amount to overdevelopment of the site when the application proposes

to remove a number of existing buildings and structures leaving only the brick stable which would form the subject of the conversion proposal. Moreover, having regard to its siting and location in relation to the existing built form in this part of the village, officers are satisfied that this does not constitute an inappropriate form of backland development because it proposes to re-use an existing building in its established position for which there is policy support in principle. Accepting this, for the reasons set out under the principle of development section of this report, in no way sets any precedent for other forms of development that may be proposed to the rear of ribbon development elsewhere.

### **Summary/Conclusion**

The principle of development, to remove all but one of the existing buildings and partially redevelop the site by converting a brick stable to one dwelling, constitutes appropriate development in the Green Belt. Furthermore, the location of the site accords with the housing policies of the Local Plan and the proposals are considered to accord with the principles of converting rural buildings. Overall, the principle of development is therefore considered acceptable.

It is considered there would be no resulting harm to the amenity of neighbouring dwellings and adequate standards of amenity are proposed for the future occupiers. There would be no detriment to highway safety, sufficient parking is proposed in line with the adopted standards, and there would be no harm to ecology/biodiversity. Subject to the imposition of suitable conditions as referred to above it is recommended that planning permission be approved.

### **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 drawings 905-D5A-00-ZZ-DR-A-0102 Rev.P03, 905-D5A-00-ZZ-DR-A-0301 Rev.P03, 905-D5A-00-ZZ-DR-A-0401 Rev.P01, 905-D5A-00-ZZ-DR-A-0403 Rev.P01 and specification contained therein, submitted on 18 February 2022, approved drawing 905-D5A-00-ZZ-DR-A-0001 Rev.P02 and specification contained therein, submitted on 22 June 2022, approved drawing 905-D5A-00-ZZ-DR-A-0103 Re.P06 and specification contained therein, submitted on 24 August 2022 and approved drawing 905-D5A-00-ZZ-DR-A-0002 Rev.P01 and specification contained therein, submitted on 17 October 2022. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
  
- 3 Notwithstanding details contained within the approved documents, prior to commencement of development other than site clearance,

preparation works, or demolition works, a Sustainability Statement including a programme of delivery of all proposed measures shall be submitted to and approved in writing by the Local Planning Authority. The document shall include:

- a) How the development will reduce carbon emissions and utilise renewable energy,
- b) Measures to reduce the need for energy through energy efficiency methods using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures,
- c) Details of the building envelope (including U/R values and air tightness),
- d) How the proposed materials respond in terms of embodied carbon,
- e) How the development optimises the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading,

No dwelling shall be first occupied until the works within the approved scheme have been completed in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

**REASON:** To ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).

- 4 No development shall commence unless and until details of surface and foul water drainage works have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details. **Reason:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies BE1 and FW2 of the Warwick District Local Plan 2011-2029.
- 5 The development hereby permitted shall not commence unless and until a hard and soft landscaping scheme has been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made for direct run-off of water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of

the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

- 6 The development hereby permitted shall not commence until a detailed schedule of bat mitigation measures (to include timing of and supervision of works, toolbox talk, replacement roost details for the identified roost proposed for destruction, additional roosting features for crevice dwelling bats within the new replacement dwelling including timescale for installation, monitoring, licensing details, and further survey work if deemed necessary) has been completed in consultation with a suitably qualified bat worker and submitted to and approved in writing by the Local Planning Authority. Such approved mitigation measures shall thereafter be implemented in full and maintained in perpetuity. **Reason:** To ensure that protected species are not harmed by the development in accordance with Policy NE2 of the Warwick District Local Plan 2011-2029.0
- 7 No part of the development hereby permitted shall be commenced, until a scheme for the provision of 3 nest boxes for birds to be erected on buildings/trees within the site has been submitted and approved in writing by the Local Planning Authority. The scheme shall include details of box type, location, and timing of works. Thereafter, the boxes shall be installed and maintained in perpetuity. **Reason:** To enhance the nature conservation value of the site in accordance with Policy NE3 of the Warwick District Local Plan 2011-2029.
- 8 The development hereby permitted shall not be occupied unless and until all other buildings and structures have been cleared and permanently removed from the site as shown on approved drawing 905-D5A-00-ZZ-DR-A-0102 Rev.P03. **Reason:** To define the terms of the planning permission, to enable appropriate development in and to preserve the openness of the Green Belt in accordance with Policy DS18 of the Warwick District Local Plan 2011-2029 and the NPPF.
- 9 Prior to the occupation of the dwelling hereby permitted, one 16amp (minimum) electric vehicle recharging point shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority (LPA). Once the electric vehicle recharging point(s) has been installed, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging point(s); (2). A technical data sheet for the electric vehicle recharging

point infrastructure; and (3). Confirmation of the charging speed in kWh. Thereafter the electric vehicle recharging point(s) shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded). **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document.

- 10 The development hereby permitted shall not be occupied until visibility splays have been provided to the vehicular access to the site with an 'x' distance of **2.4** metres and 'y' distances of **33.0** 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:** In the interests of highway safety having regard to Policy TR1 of the Warwick District Local Plan 2011-2029.
- 11 The development hereby permitted shall not be occupied until space has been provided within the site for the parking and turning of vehicles in accordance with details indicated on submitted plan number 905-D5A-00-ZZ-DR-A-0103 Rev.P06. 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 / residential amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029.
- 12 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **Reason:** To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029.
- 13 Noise arising from any plant or equipment (measured as LAeq,5 minutes), when measured (or calculated to) one metre from the facade of any noise sensitive premises, shall not exceed the background noise level (measured as LA90,T). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc) or if there are discrete impulses (bangs, clicks, clatters, thumps etc) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **Reason:** To ensure that

the level of noise emanating from the proposed air source heat pump is confined to levels which would not cause unacceptable disturbance to the detriment of the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

- 14 The occupation of the dwelling hereby permitted shall be restricted to a person or persons associated with the management/operation of the adjacent cattery. For the avoidance of doubt such persons shall include a spouse, partner, widow or widower of such a person, and any dependants who reside with such a person. **Reason:** To ensure that future occupants do not experience unacceptable levels of noise and/or odours arising from the cattery business in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.
- 15 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), no development shall take place which falls within Part 1, Classes A, AA, B, C, D, E, G and H, Part 2, Classes A, B and C and Part 14, Classes A, C, D, E, F, G, H and I of this Order. **Reason:** Due to the particular character of the area and nature of the proposals which relate to the conversion of a rural building, it is considered necessary to ensure that no further development is carried out which would detract from the character and appearance of the rural building and the surrounding area in accordance with Policies BE1 and BE4 of the Warwick District Local Plan 2011-2029.
-