

Planning Committee: 20 February 2007

Item Number: 11

Application No: W 06 / 1889 LB

Registration Date: 23/11/06

Town/Parish Council: Warwick

Expiry Date: 18/01/07

Case Officer: Steven Wallsgrove

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2 Castle Lane, Warwick, CV34 4BU

Erection of a satellite dish FOR J C Holmes

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: The Town Council considers that the display of satellite dishes on buildings in a Conservation Area detracts from the visual amenity of the area and a proliferation of satellite dishes would have a serious impact on the character and appearance of buildings in the Conservation Area.

Warwick Society: requested that dish be located as far away from the road as possible so that it is not seen, and is of a subdued colour.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

PLANNING HISTORY

There is no relevant planning history.

KEY ISSUES

The Site and its Location

The property is a Listed Building, in the Conservation Area, on the corner of Castle Street and Castle Lane opposite the small car park in front of the castle boundary wall.

Details of the Development

The original proposal was to site the dish on the rear wall of the house immediately above a single storey rear outbuilding. This site, however, was considered to be unacceptable from a conservation point of view and also turned out to be unusable since no signal could be received. An amended siting was then submitted, where a signal could be obtained, and the Town Council was reconsulted. This siting is for a black mesh dish at the base of the stub chimney stack which is shared with 24 Castle Street and would have to face towards the castle, due to the location of the satellite.

Assessment

The issues in this case are the impact of the proposal on the character of the Listed Building and on the wider conservation area.

In this context, the original position would have been at a low level, but would have been partially hidden by the boundary wall. In nearby views, however, it would have been clearly seen.

The revised position will be less visible, with the dish only really being visible from about one point due to the rear wing of the house itself. It would then be seen against the background of the brickwork of the chimney stack and the dark roof tiles and, therefore, will have little impact on the character of the building.

In terms of mitigating factors, this property is understood to lie in a position with a very poor signal and the applicant has said that, sometimes, she has great difficulty in getting any reception signal. The options for siting a satellite dish are limited due to the tall trees in the castle grounds. I am satisfied that, in this instance, the chosen location will not result in unacceptable harm to the listed building or conservation area.

RECOMMENDATION

GRANT, subject to the following conditions.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing, and specification contained therein, received on 8th January 2007, and shall be of a black, or brown, mesh design unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and

to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.