

Application No: [W 17 / 0303](#)

Town/Parish Council: Warwick
Case Officer: Helena Obremski
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Registration Date: 17/02/17
Expiry Date: 14/04/17

Eco House, 51 Hill Street, Warwick, CV34 5NX

Variation of conditions 2 (approved plans) and 4 (landscaping scheme) of previously approved application reference W/10/1237 to allow an alternative landscaping scheme to be carried out/maintained FOR Mr. Alan Hands

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission.

DETAILS OF THE DEVELOPMENT

The applicant seeks planning permission for the variation of conditions 2 (approved plans) and 4 (landscaping scheme) of previously approved application reference W/10/1237 to allow for an alternative landscaping scheme to be carried out and maintained. The scheme remains largely the same as extant permission W/10/1237 and it is therefore only the landscaping element which will be considered below.

To the front of the apartments, the proposed landscape scheme provides raised flower beds which are contained by thick wooden edges. There is also some further soft landscaping in the form of low-level shrubbery between the flower beds and block paving to access the property.

To the rear, the landscape scheme has amended the parking arrangement, however, there is no alteration to the number of parking spaces. A bin store and bike store are also positioned to the rear. The soft landscaping buffer to the rear of the site between the parking area and the gardens serving the residential properties to the south of the site has been removed. However, all of the trees noted on the drawing to the edge of the site at the rear will be retained.

THE SITE AND ITS LOCATION

The application relates to a two storey property containing 6no. apartments which was granted planning permission originally in 2005, however, the permission was subsequently renewed in 2010. The application site is adjoined by residential properties to either side, with a car park to Humphries Street to the rear. The application site is situated on a turn in Hill Street, adjacent to a turning area and a footpath which runs through to Beauchamp Road.

There are two semi-detached dwellings (51a and 51b) situated to the north of the property, sharing the egress to the application site from Hill Street, with a detached

property (No 49), to the south which is situated at the end of a row of terraced properties. The car park and terrace of 5, two and three storey properties in Packwood Mews, to the west and north respectively, are set at a substantially higher level than those in Hill Street.

RELEVANT PLANNING HISTORY

W/03/0053 - application granted for the erection of a 2 storey block of 4 flats.

W/05/1210 - application granted for the erection of a two storey block of 6 apartments.

W/10/1237 - application granted for a extension to the time limit on p.p W05/1210 for the erection of two storey block of six apartments.

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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (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)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Objection, the comments from WCC Landscape and Ecological Services are supported, and original landscaping scheme should be delivered. Requests site visit from Councillors.

Cllr Edgington: Objection, the initial landscaping scheme should be delivered, and WCC Landscape comments are supported.

WCC Landscape: Objection, the original planting scheme was simple and softened the new dwelling. The proposed scheme is a clear departure from the approved scheme, and the raised beds do not soften the new dwelling into its surrounding.

Public Responses: 51a Hill Street: Objection, the initial landscaping scheme should be delivered, and WCC Landscape comments are supported.

ASSESSMENT

The main issue relevant to the consideration of this application is as follows:

- Impact on Neighbouring Amenity
- Landscaping

Impact on Neighbouring Amenity

The proposed amendments to the landscaping scheme includes the removal of a buffer strip of soft landscaping between the parking area and the residential gardens serving the properties to the south of the application site. There is still however, the bin store and bike store which are positioned to the southern boundary which means that none of the proposed parking spaces will be positioned directly next to the shared boundary. Therefore, it is considered that there would be no increased harm caused to residential amenity as a result of the proposed amendments to the landscaping scheme which would warrant refusal of the application and the proposal accords with Local Plan policy DP2.

Landscaping

There have been objections from Warwick Town Council, Councillor Edgington, a member of the public and WCC Landscape Group. They support WCC Landscapes comments that the original planting scheme was simple and softened the new dwelling; the proposed scheme is a clear departure from the approved scheme, and the raised beds do not soften the new dwelling into its surrounding.

The proposed landscaping scheme will have less soft landscaping in the form of planting to the front and rear of the main property than the previously approved scheme. It is not considered that an increased area of hard landscaping to the rear would be detrimental to the street scene as it cannot be viewed from public vantage points. The number of car parking spaces remains the same and there is also a bin and bike store which can easily be accessed by the residents of the flats.

Whilst there is a reduced amount of soft landscaping proposed to the front of the property, the applicant nevertheless proposes to install raised flower beds and shrubbery. The wider context of the site is that it is sat within an urban area, and there are a mixture of styles of property within the street scene. There are some grassy areas within the street scene, but other than this, there is little soft landscaping. The existing terrace properties sit hard on to the pavement and the two properties positioned to the north of the site which have larger plots have little in the way of vegetation. The application site is not in a particularly prominent location and it is considered onerous to expect the applicant to provide more soft landscaping than that which is proposed, given the character of the area and fact that other similar sized properties next to the property have hard-landscaped driveways.

Some of the proposed landscaping scheme has already been commenced on site, and a site visit was made by the case officer. Whilst the concerns raised are acknowledged, it was considered by the case officer that the planting to the front of the main property provides relief and visual interest, and the proposed soft landscaping sits comfortably against the context of this modern dwelling, which is acceptable within the street scene. The proposal is considered to comply with adopted Local Plan policy DP1.

CONCLUSION

The proposed variation of conditions 2 (approved plans) and 4 (landscaping scheme) to allow for an amended landscaping scheme is considered to be acceptable and would cause no harm to the street scene. The application should therefore be approved.

CONDITIONS

- 1 Notwithstanding the details required by condition 4, the development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 2006/III/2 Rev A and 2006III/3 submitted on 15th July 2005, and specification contained therein. **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.
- 2 The development hereby permitted shall be constructed from the agreed sample external facing materials which were submitted to the local planning authority on 25th April 2014 (Brick - Hanson Village Sunglow; Render- Weber Pral M 016 Ivory; Slate - Cembit Jutland fibre -cement slate). **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.
- 3 The development hereby permitted shall be carried out in accordance with the approved landscaping scheme detailed in drawing number 10 submitted to the local authority on 17th February 2017. Existing trees which are shown as being retained shall be dealt with in accordance with BS 5837:2005. **REASON:** To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.

- 4 The development hereby permitted shall be carried out in accordance with the approved details of boundary treatment which were submitted to District Planning Authority 17th February 2017. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
 - 5 The development hereby permitted shall not be brought into use until the proposed means of access has been constructed in strict compliance with details approved in writing by the District Planning Authority. **REASON :** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.
 - 6 The development hereby permitted shall not be first occupied unless and until the renewable energy/fabric first scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers 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.
 - 7 The car park hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in accordance with details which have previously been approved by the District Planning Authority. **REASON :** To ensure that adequate parking facilities are available, in accordance with the requirements of Policy DP8 of the Warwick District Local Plan 1996-2011.
 - 8 The development hereby permitted shall not be brought into use unless there is available vehicular turning space within the site so that vehicles are able to enter and leave the public highway in a forward gear. Such area shall thereafter be kept available for that purpose. **REASON :** In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.
 - 9 The ground floor windows in the southern and northern elevations of the property hereby permitted shall be obscure glazed and retained as such at all times thereafter. **REASON :** To protect the amenity of the occupiers of nearby properties in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.
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