

Planning Committee: 28 February 2023

Item Number: 6

Application No: W 22 / 1036

Town/Parish Council: Kenilworth
Case Officer: Michael Rowson
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Registration Date: 27/07/22
Expiry Date: 21/09/22

Kenilworth Lodge, Leamington Road, Kenilworth, CV8 2AA

Erection of 2no. dwelling houses on garden to the side of Kenilworth Lodge, including alterations to the site access, new entrance walls and piers and other landscaping works. FOR Mr Mrs Caroline Bates

This application is being presented to Planning Committee due to an objection from the Town Council having been received as well as the number of public objections received.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application proposes the erection of two, five-bedroom, detached dwellings on garden land to the south west of Kenilworth Lodge. The dwellings would face north onto the existing access drive with parking and front garden area positioned forward of the dwellings.

The dwellings would be two storeys in height with further accommodation in the roof space. The dwellings would be very similar in appearance to one another when viewed from the access drive, with hipped roofs including two front dormers and a projecting central section including entrance porches. The western dwelling (referred to as plot 1 within the plans), would have a two storey and single storey rear projection. The eastern dwelling (referred to as plot 2 within the plans), would have a single storey projection at the rear.

A communal bin collection area has been proposed adjacent to the junction of the access road and Leamington Road.

In terms of highway alterations, the width of the site entrance would be increased and a new vehicle passing place would be created on the northern side of the private access road.

THE SITE AND ITS LOCATION

The site is located on the southern side of Kenilworth on the north-east side of Leamington Road. The subject site relates to part of the garden area to the south of Kenilworth Lodge, which is a large two storey detached dwelling accessed via a private driveway which also serves two further dwellings beyond.

The site is within Kenilworth's Urban Area Boundary, to the north of the allocated housing site known as East of Kenilworth (Thickthorn).

PLANNING HISTORY

None relevant

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- H1 - Directing New Housing
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- FW2 - Sustainable Urban Drainage
- FW3 - Water Conservation
- Guidance Documents
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- Kenilworth Neighbourhood Plan (2017-2029)
- KP12 - Parking Standards
- KP13 - General Design Principles
- KP8 -Traffic
- NE4 - Landscape

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Object on the following grounds-

- Garden land development not harmonising with the established character of the locality or respecting surrounding buildings in terms of scale, height, form and massing.
- The dwellings would have a ridge height significantly greater than most other local houses, except Kenilworth Lodge, which is unique and atypical.
- Considered detrimental to Highway Safety.
- Bin collection on Leamington Road would block the pavement, directly detrimental to the safety and convenience of pedestrians, encouraging unnecessary car use.

Environmental Health Officer: No objection, subject to conditions regarding EVCPs and the internal noise generated by any mechanical ventilation system.

WCC Highways Authority: No objection, subject to six conditions.

WCC Landscape: No objection, subject to a landscaping condition.

Waste Management: No objection, subject to sufficient storage area within the proposed bin store.

WCC Ecology: No objection. A biodiversity net gain would be feasible for this site within the red line boundary with further habitat measures and appropriate management. Two conditions and two informatives recommended.

Tree Officer: No objection, subject to a condition regarding implementation of protection.

Public Response: Six objections received raising the following issues-

- Loss of privacy
- Loss of outlook.
- Loss of view.
- Harm to the character of the area:
 - Excessive scale and height
 - Pastiche design
 - Loss of the green area adjacent to the drive
 - Oppressive and constricted impression of the drive due to siting and garages.
 - Insufficiently deep forecourts.
 - Surrounding dwellings are predominantly finished in brick, not render.
- Additional traffic and noise.
- Access and road safety concerns.
- No pedestrian access to Kenilworth
- Parking concerns.
- The bin storage area is too small.
- Waste collection personnel will leave bins in the road.
- Loss of the verge area currently used for passing cars on the drive.

ASSESSMENT

Principle of development – directing new housing

Policy H1 of the Warwick District Local Plan 2011-2029 sets out circumstances in which housing development will be permitted. Point A states that housing development will be permitted on sites *within Urban Areas as identified on the Policies Map*.

The site is within the Kenilworth Urban Area Boundary; therefore, the proposal complies with point A of Policy H1. However, the subtext to Policy H1 also states that housing development on garden land will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/or locality and respects surrounding buildings in terms of scale, height, form and massing.

Alongside Kenilworth Lodge, there are two further detached dwellings served by the access driveway. One of these is a two-storey dwelling of somewhat smaller proportions than the lodge and the other is a single storey bungalow. To the

west there are detached two storey dwellings with dual pitched roofs whilst to the south, on Bullimore Grove, are further two storey detached dwellings. As a result, detached two storey dwellings, as proposed here, are considered to be appropriate.

The design of the dwellings has taken design cues partially from the host lodge building, with the proposed dwelling having somewhat grander proportions than that seen on surrounding dwellings. These are considered appropriate in the context of the lodge building, whilst the render finish would also appear appropriate adjacent to the lodge. Whilst an objection has stated that the design is pastiche, it is considered that the use of design cues from the lodge, such as the proportions and symmetry of that building are appropriate and reflect good design. As the street scene on this section of the access road is currently made up of the Lodge only, it is considered that the proposal would sit well within it.

Whilst the footprints and height of the dwellings are larger than some other houses in the area, the siting of the dwellings next to the lodge ensures that they would not appear incongruous. The proposed scale, height, form and massing are considered to be appropriate when viewed in the context of the lodge and lack of an adjacent street scene.

WCC's Landscape Officer has been consulted and raised no objection, subject to a condition requiring further landscape details.

The proposed dwellings would be situated on garden land within the Kenilworth Urban Area, and it is considered that the proposed scale, height, form and massing of the dwellings would successfully harmonise with the street scene character and wider locality. The proposal would therefore comply with Local Plan Policy H1 and is acceptable in principle.

Design and character impact

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions.

Warwick District Council's Local Plan 2011 - 2029 Policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan requires development to be constructed using appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Policy KP13 of the Kenilworth Neighbourhood Development Plan (2017-2029) reinforces Policy BE1 and seeks to ensure that proposals achieve a standard of design that is appropriate to the local area.

The Council's Residential Design Guide SPD provides additional guidance to promote high quality design, which is sensitive to, and in keeping with the surrounding area.

As discussed above, it is considered that the scale, height, form and massing of the dwellings is acceptable.

During the course of the application, the originally proposed garages have been removed from the scheme, allowing inclusion of areas of landscaping at the front of the dwellings which softens the frontage. This amendment also ensures that built development is set back into the site, reducing the impact of the development when viewed from Leamington Road and those using the access road.

In terms of boundary treatments, the entrance to the driveway would be bounded by replacement brick entrance walls, measuring 1.80m in height. These would be similar to the existing walls and similar in scale and design to those at the entrance to Bullimore Grove to the west and are therefore considered acceptable.

Due to the proximity of the proposed dwellings to Leamington Road, a 2.4m high acoustic timber boundary fence would be required along that boundary to prevent any unacceptable noise impacts on residents. Whilst it is noted that a 2.4m high boundary fence would appear somewhat overbearing on a residential boundary, its proposed position behind the existing hedge, which consists of sycamore, ash and holly, with lower storey scrub to a maximum height of 8.0m, would provide adequate screening where that hedge can be retained. In areas of the boundary where the hedge would not be retained, a replacement hedge would be planted to the specification set out by the County's Landscape Officer, who required a double staggered row of native hedging, with further details required by condition. A condition has also been recommended requiring that the acoustic fence be painted green which would further assist in camouflaging it.

Whilst the newly planted hedge would not provide screening of the acoustic fence immediately, it is noted that the site is not within the open countryside or Green Belt and the proposed form of timber fencing is seen elsewhere along this stretch of Kenilworth Road. Taking all considerations into account, on balance, it is considered that the acoustic fencing would be acceptable in this location as it could be suitably screened.

The proposal includes a bin store adjacent to the access driveway which would be used by existing and proposed residents of the five resulting dwellings accessed off the access road. The bin store area would be constructed to match the attached front boundary entrance walls and would be used as a dwell area on collection days only, not for permanent storage of the bins. The design of the storage area would be consistent with the appearance of the entrance walls, would only house bins on collection days and would have a satisfactory appearance.

It is therefore considered that the proposal would be acceptable in terms of character and appearance and would comply with the above detailed policies.

Impact on adjacent properties

Policy BE3 of the Warwick District Local Plan states that new development that has an unacceptable adverse impact on the amenity of nearby uses and residents will not be permitted.

The dwellings would be positioned to the west of Kenilworth Lodge and would be set back from the front building line of that neighbouring property by approximately 6.3m. As a result, the windows closest to the front of the building; a bedroom and an office at ground and first floor respectively, would be positioned forward of the proposed dwelling and it is therefore considered that these side facing windows would not be harmfully impacted by the proposal. The remaining two windows in the flank elevation serve a staircase and a hallway and are therefore not considered to be habitable rooms and are therefore also not considered to be unduly impacted. Whilst the proposal would extend beyond the rear elevation at Kenilworth Lodge, it would not dissect a 45-degree line taken from the closest window and would therefore have an acceptable impact on living conditions within the host property.

Objections have been received in relation to loss of privacy and outlook from the rear of adjacent dwellings on Ferndale Drive. Appendix D of WDC's Residential Design Guide SPD states a required separation distance of 22m between two storey dwellings, increasing to 27m between a two-storey dwelling and a three storey dwelling. The separation distance proposed would be a minimum of 32m, ensuring no harmful loss of outlook or privacy would occur. Furthermore, there are several trees along that edge of the site which would further improve the residential relationship and prevent any overlooking.

The bungalow to the east would be separated from the closest proposed dwelling by over 36m, complying with the separation guidance detailed above and preventing any loss of outlook or privacy at that property.

The development to the south, known as 'Land at Thickthorn, Kenilworth', is currently under construction. However, the closest dwelling forming part of that development would be over 60m distant and would not be impacted by the proposal under assessment.

No other neighbours and considered to be harmfully impacted and the proposal therefore accords with the above detailed policy.

Amenity for future occupiers

The proposal would provide approximately 340sq.m and 445sq.m in amenity space for the dwellings at the rear of the dwellings, far exceeding the 60sq.m guidance stated within the RDG. Internally, all habitable rooms would have an acceptable level of light and outlook.

The site is positioned adjacent to the busy Leamington Road, therefore the impact of the road noise on the internal living conditions within the proposed dwellings requires consideration. The proposal includes an acoustic timber fence on the boundary with the road as discussed above.

The Council's Environmental Health Officer (EHO) was initially concerned that the proximity of Leamington Road would lead to unacceptable levels of noise within the dwellings. The applicant has made amendments to the design of the scheme, including additional windows in the side elevations. The EHO subsequently found that the amendments have overcome their concerns, subject to a condition that

the internal noise generated by any mechanical ventilation system does not exceed NR25 (noise rating level).

Subject to inclusion of the above detailed condition and a condition requiring first floor side facing windows to be installed with obscured glazing below 1.7m above internal floor level to limit overlooking, it is considered that the proposal complies with LP Policy BE3 in this regard.

Parking and Highway Safety

Policy TR1 (Access and Choice) of the Warwick District Local Plan states that development will only be permitted if it provides safe, suitable, and attractive access routes for pedestrians, cyclists and vehicles. Amongst other things, development proposals are expected to not be detrimental to highways safety.

Policy TR3 (Parking) of the Warwick District Local Plan states that new development will only be permitted that makes adequate provision for parking. The Council's adopted Parking Standards SPD provides additional guidance in this regard.

Policy KP8 of the Kenilworth Neighbourhood Plan states that changes to the road system within Kenilworth arising from the accommodation of additional traffic from new housing should give priority to pedestrians and cyclists, improve safety and assist traffic flow. NDP Policy KP12 states that developments should incorporate parking and cycle spaces at or above the standards set out in WDC's Parking Standards SPD.

In terms of access, the Highways Authority were consulted, and a number of amendments were subsequently made which overcame the concerns they raised. A visibility splay plan has been submitted to show that the required splays could be achieved within the highway and the access has also been widened. The Highway Authority has not insisted on separate footways as the site will remain public.

The bin store proposed would provide storage for the five dwellings on the access road and would prevent bins being placed at the side of Leamington Road on collection days which could limit visibility on collection days.

In terms of parking quantum, the Parking Standards SPD states that each dwelling should have three allocated spaces and one bicycle parking space per bedroom, resulting a requirement of five bicycle parking spaces.

Three parking spaces are proposed for each dwelling as required and each space would also comply with the guidelines in terms of parking space dimensions. An EVCP has been included for each dwelling and a condition has been attached to ensure it is installed prior to occupation. In addition, a condition has been attached requiring the submission of details of a bicycle storage area in the rear gardens of the proposed dwellings for five bicycles per dwelling.

The Highways Authority have requested the inclusion of six conditions, which have been duly attached. Subject to conditions discussed above, the proposal would comply with the above referenced policies and would be acceptable in this regard.

Impact on ecology and biodiversity

The National Planning Policy Framework (NPPF) places significant weight on the protection and enhancement of biodiversity and geodiversity, stating at Paragraph 180(a): *If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.*

Policy NE2 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that will destroy or adversely affect protected, rare, endangered or priority species unless it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.

Policy NE3 of the Local Plan (Biodiversity) states that development proposals will be expected to protect, enhance and/ or restore habitat biodiversity and where this is not possible, mitigation or compensatory measures should be identified accordingly.

The applicant submitted a Biodiversity Net Gain report in support of the application. Whilst the submitted report did not satisfy the County Ecologist that the proposals put forward in that report would produce a net gain in biodiversity across the site, they confirmed that a net gain would be feasible for this site within the Red Line Boundary with further habitat measures and appropriate management. Subject to two conditions, requiring submission of detailed schedule of habitat and species enhancement measures to result in a biodiversity net gain and installation of swift and bat boxes, it is considered that the proposal complies with the above referenced policies.

Impact on trees

Policy NE4 (Landscape) states that development should positively contribute to landscape character. Amongst other things, development proposals are required to demonstrate that they consider their landscape context, including natural character and avoid detrimental effects on features which make a significant contribution to the character of an area.

There are a number of trees on the site. The applicant submitted an Arboricultural Method Statement at the request of the Council's Tree Officer. A large number of trees would be retained, including all the large mature trees. The proposal would however involve the removal of five trees within the site, the removal of a group of trees and the partial removal of another group. Whilst several trees would be removed, 5 native trees would be planted in the rear garden. The Council's Tree Officer has been consulted and raised no objection to the proposal, subject to a condition ensuring that the scheme of protection is adopted prior to commencement of development.

Subject to inclusion of the recommended condition, it is considered that the proposal is in accordance with the above detailed policy.

Waste and recycling

The proposal includes a bin store located adjacent to Leamington Road, where residents of the five dwellings would place their bins before bin collection. The proposed location of the bin store would enable the refuse and recycling vehicles to pull up on Leamington Road without reversing into the access. The bins will then be returned to the storage area to ensure that there is no impact on the highway network.

The waste and recycling team have stated that the bin store would need to be big enough to accommodate fifteen 240 litre wheelie bins and five 23 litre kitchen caddies. Plans submitted illustrate that the bin store area would satisfactorily accommodate 15 wheelie bins with sufficient space in front of them to store five smaller caddies. The proposal complies with the requirements stated by the Public Realm team and is therefore considered acceptable.

Water efficiency

To ensure compliance with FW3 of the Warwick District Local Plan, a condition has been recommended which would require the development to meet a water efficiency standard of 110 litres / person / day.

CONCLUSION

The proposals are considered acceptable in principle and in relation to all of the detailed matters that have been assessed above. It is therefore recommended that planning permission is 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 and specification contained therein:
 - 2103_0001 P04 - Site Location Plan, received on 20/06/2022
 - 2103_0010 P05 - Existing Site Plan, received on 26/01/2023
 - 2103_0050 P17 - Proposed Site Plan received on 09/02/2022
 - 2103_0055 P08 - Plot 1 as proposed, received on 08/12/2022
 - 2103_0057 P07 - Plot 2 as proposed, received on 15/09/2022
 - 2103_0060 P06 - Access Road Context Elevations, received on 15/09/2022
 - 2103_0080 P03 - Bin Collection Information, received on 01/11/2022
 - Design and Access Statement dated 07.07.2022, received on 27/07/2022
 - 16171-04 Rev A, dated 24/08/2022, received on 01/09/2022
 - Drawing titled 'Tree Protection Plan', drawing number Arbtech AIA 01, received on 14/10/2022;

- Drawing titled 'Arboricultural Impact Statement', drawing number Arbtech AIA 01, received on 14/10/2022;
- Refuse Statement, dated 15/09/2022, received on 31/10/2022
- Biodiversity Net Gain Assessment by arbtech, Issue 3, received on 06/02/2023
- Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey, dated 31/05/2021, received on 20/06/2022
- Arboricultural Method Survey by Arbtech, dated 14 October 2022, received on 14/10/2022;
- Transport Statement reference SKP/16171-02 by DTA, received on 20/06/2022
- Technical Note numbered 16171-03A, dated 31st August 2022, received on 01/09/2022
- Air Quality Assessment by Gem, report ref: AQ2206, dated September 2022, received on 27/09/2022
- Noise Impact Assessment by MZA Acoustics, dated October 2022, received on 08/12/2022

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 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **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 BE1 of the Warwick District Local Plan 2011-2029.
- 4 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.

- 5 The development shall not be occupied until the existing vehicular access to the site has been widened/remodelled to provide an access width of 5 metres for a minimum distance of 7.5 metres as measured from the near edge of the public highway carriageway in accordance with approved plan 2103 0050 S0 Rev P17 and has been surfaced with a bound material for that distance. The vehicular access to the site shall not be used unless a public highway footway/verge crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority. **Reason:** In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
- 6 No gates, barriers or means of enclosure shall be erected across a vehicular access within 5.5 metres of the highway boundary. All such features erected beyond that distance should be hung to open inward away from the highway. **Reason:** In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
- 7 The development shall not be occupied until the proposed parking and turning facilities have been laid out and constructed in accordance with the approved plans and thereafter be set aside and retained for those purposes. **Reason:** In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
- 8 The development shall not be occupied until pedestrian visibility splays of at least 2.4 meters x 2.4 meters have been provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. These splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6 meters in height above the level of the public highway footway. **Reason:** In the interests of highway safety and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
- 10 The development shall not be occupied until the proposed visibility splays as shown on approved plan 16171-04 Rev a have been provided to the vehicular access to the site. 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 and the free flow of traffic in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
- 11 No development shall commence including any site clearance, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be

adhered to through the construction period. The approved plan shall provide for:

- i. The routing and parking of vehicles of HGVs, site operatives and visitors;
- ii. Hours of work;
- iii. Loading and unloading of plant/materials.
- iv. Storage of plant and materials used in constructing the development.
- v. The erection and maintenance of security hoarding.
- vi. Wheel washing facilities to prevent mud and debris being passed onto the highway.
- vii. A scheme for recycling/disposing of waste resulting from construction works.
- viii. Emergency contact details that can be used by the Local Planning Authority, Warwickshire County Council and public during the construction period.

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 BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029.

- 12 Prior to the commencement of the development hereby approved (including all preparatory work), the Arbtech Arboricultural Method Statement report dated 14 October 2022, including their Arboricultural Method Statement and appended Tree Protection Plan, together referred to as the scheme of protection, shall be adopted.

The development thereafter shall be implemented in strict accordance with the approved scheme of protection, which shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed.

REASON: In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

- 13 Prior to the occupation of the dwellings hereby permitted, one 16amp (minimum) electric vehicle recharging point per dwelling 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 points have 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.

- 14 Noise from building services, plant, or mechanical equipment of a similar description shall not exceed noise rating level NR25 internally within habitable rooms of the development. **Reason:** To ensure that future occupants do not experience unacceptable levels of noise, in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.
- 15 Prior to the occupation of the development hereby permitted, the bedroom windows in the side elevation of the dwelling on Plot 1 shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **Reason:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029.
- 16 The development hereby permitted shall not be occupied unless and until details of satisfactory bicycle parking facilities for each dwelling (1 space per bedroom) have been submitted to and approved in writing by the Local Planning Authority. Thereafter those facilities shall be retained. **Reason:** In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable development in accordance with Policies TR1 and TR3 of the Warwick District Local Plan 2011-2029.
- 17 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.
- 18 Within one month of the erection of the acoustic fencing hereby approved, it shall be painted dark green in colour and retained and maintained as such thereafter. **Reason:** To protect the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 19 The development hereby permitted shall not be occupied unless and until the refuse and recycling storage area for the development has been constructed or laid out in strict accordance with the approved plans and made available for use by the occupants of the development

and the neighbouring dwellings. Thereafter that area shall be kept free of obstruction and be available at all times for the storage of refuse and recycling associated with the development. **Reason:** To ensure the satisfactory provision of refuse and recycling storage facilities in the interests of amenity and the satisfactory development of the site in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

20 The development hereby permitted shall not commence until a detailed schedule of habitat and species enhancement measures to result in a biodiversity net gain (to include location of measures, timing of works, species lists for proposed planting, and long-term management plans for features where applicable) has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation and enhancement measures shall thereafter be implemented in full and maintained in perpetuity. **Reason:** To enhance the nature conservation value of the site and ensure biodiversity net gain in accordance with the NPPF.

21 21. No part of the development hereby permitted shall be commenced, until a scheme for the provision of 2 swift nest boxes and 2 bat boxes to be incorporated into or erected on buildings within the site has been submitted and approved in writing by the County Planning Authority. The scheme to 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.
