

## **Planning Committee: 18 May 2022**

### **Observations received following the publication of the agenda**

#### **Item 7 – W/22/0241 – 3 Church Cottages, Church Road, Honiley**

##### Update to Planning History

W/21/1754 – Application for a Lawful Development Certificate for the proposed erection of a single storey side and rear extension, as shown on drawing no. 1000, received on 16/09/21, with the materials used in any exterior work to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. – Approved 5.11.21

W/21/1752 – Notification for prior approval for a proposed larger home extension for erection of a single storey rear extension; 6.00m depth; 4.00m height and 2.38m to the eaves. – Prior Approval Not Required 26.10.21

W/17/1920 – Erection of single storey and first floor rear extension, alteration to the ridge height on the side of the existing front façade and addition of a new porch to the front. – Refused 15.12.17

W/03/1438 – Erection of front and rear porches, single storey side and rear entrances with balconies, alteration to dormers and increase in ridge height of rear wing. – Granted 16.10.2003

W/03/0788 – Raise ridge lines over two parts; erection of verandah, loggia, entrances to family room and dining room (both with balconies over) and detached 3 car garage/carport. – Refused 19.6.2003

W/02/1730 – Erection of single storey and first floor extensions and detached garage. – Refused 6.1.2003

W/78/0264 – Erection of double garage. – Granted 6.4.1978

W/76/0198 – Erection of rear single storey utility room extension, kitchen with bathroom over and front bay window. – Granted 25.3.1976

##### Considerations the Agent Believes Should Constitute Very Special Circumstances

- W/21/1752 and W/21/1754 – fallback position.  
Note a fallback has been accepted on appeal elsewhere in Warwick District under APP/T3725/D/17/3172255 (Appendix 2 to Planning Statement)
- Other Planning History W/03/1438
- The two bedrooms for which height increases are proposed currently suffer with poor amenity
- Improvements to existing poor design
- Improvements to energy efficiency (see letter from heating engineer)