

Planning Committee: 02 July 2013

Item Number: 11

Application No: W 13 / 0636

Town/Parish Council: Barford

Case Officer:

Liam D'Onofrio

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Registration Date: 10/05/13

Expiry Date: 05/07/13

Land to the rear, 2 Church Street, Barford, Warwick, CV35 8EN

Proposed single dwelling to the rear of 2 Church Street Barford FOR Ms D Hope

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for a new two-storey, two-bedroom dwellinghouse to be located into the southern edge of the application site, with the principle elevation facing north. The dwelling will sit behind the electricity sub-station fronting Wellesbourne Road. The dwellinghouse will measure 18.4m by 6.4m by 6.8m high. The scheme includes a bin storage area, garden area and two off-street parking spaces.

The proposed dwellinghouse was previously approved at Planning Committee in March 2012 under planning application W/11/0804, which also included a replacement dwellinghouse for No.2 Church Street.

The Design and Access Statement notes that the site is one where pre-commencement conditions overlapped with both previous approvals and the archaeological investigations carried out included both schemes. The access is currently under construction in association with works at No.1 Wellesbourne Road (W/09/1304) and the secure courtyard provides parking for both properties, i.e. 3 spaces for No.1 Wellesbourne Road and 2 spaces for the proposed dwelling.

A Sustainable Building Statement accompanies the scheme.

THE SITE AND ITS LOCATION

The application site is located near the corner of Wellesbourne Road and Church Street in the centre of Barford village and Conservation Area. The application site is located behind No.1 Wellesbourne Road and No.2 Church Street (which are both within the applications ownership but do not form part of the application site). There is an existing shared vehicular access to Church Street and a pedestrian access will be located to Wellesbourne Road. The site is within the village envelope and conservation area. No listed buildings immediately adjoin the site.

PLANNING HISTORY

W/11/0804 Demolition of the existing property with a proposed replacement 2 bedroom dwelling, together with an additional 2 bedroom dwelling to the rear: Granted 10th April 2012.

In 2011 an application (W11/0012) was withdrawn for a similar scheme to W/11/0804 with dwellings of different design and a slightly different parking layout.

Also related to this site is the approved conversion of No.1 Wellesbourne Road from shop and dwelling to two semi-detached properties (W09/1304), which provided three parking spaces for these two dwellings, and two for No.2 Church Street, within the current application site.

RELEVANT POLICIES

- 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)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- RAP4 - Providing Rural Affordable Housing (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Open Space (Supplementary Planning Document - June 2009)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Barford Sherbourne & Wasperton Joint Parish Council: Objection on the grounds of overdevelopment, loss of light and privacy to neighbours and increased traffic volumes.

WCC Highways: Several parking bays are below standard, difficulties in manoeuvring within the site to exit in a forward gear.

Amendments have been made to improve this issue, which Highways will comment on further.

WCC Archaeology: No objection

Public response:

One objection from an adjoining neighbour raising the following concerns:

- loss of light;
- parking space issues/temptation to park on the highway;
- questionable need for a new 'market' house.

ASSESSMENT

The main considerations in assessing this application are as follows:

- Principle;
- Design/Impact upon visual amenity of streetscene and Conservation Area;
- Residential amenity;
- Highway safety;
- Other matters of landscaping, renewables and the open space contribution.

Principle

The application site is located on previously developed land within the Barford village envelope. The previous scheme (W/11/0804) failed to fully accord to Policy RAP1 of the Local Plan as there was no community appraisal or assessment to identify specific local need for market housing. The scheme was therefore justified under Policy RAP4 (Providing Rural Affordable Housing) and secured as affordable housing for a five year period, after which it will revert back to a market house (at which time it was considered that a need for market housing should have been identified within the village).

The current scheme seeks to construct the same dwellinghouse but without the affordable housing requirement. Following the approval of W/11/0804 the District Council have progressed significantly with the new Local Plan and its Revised Development Strategy June 2013 identifies Barford as a secondary village allocated for approximately 70-90 dwellings. This document holds only limited weight and does not override current Local Policy, however it is now clear that there will be a future demand for market housing within Barford. The Parish Council are also working towards a Housing Needs Survey and although this is currently incomplete, the document is understood to identify a future need for market housing. With this in mind the proposed dwelling provides a suitable development site which makes efficient use of previously developed land within the built-up confines of the village and it is therefore considered prudent to grant the planning permission without the affordable housing requirement.

Policy SC 11 (which sets the requirement for 40% affordable housing on sites of three or more dwellings in rural areas) is a separate consideration that still applies, however the dwellinghouse does not fall within the affordable housing requirements of this policy, even when taking previous development into account within the applicant's ownership the net increase in residential units is two.

It is recommended that the scheme can therefore be accepted in principle.

Design/Streetscene

The proposed design and layout of the dwellinghouse was previously considered acceptable under application W/11/0804, in which the report stated that the dwelling was considered to have been carefully designed to retain the character of the conservation area and did not appear overly cramped or harmful to the visual amenity or character of the surrounding area.

The scheme is considered to remain in accordance with Policies DAP1 and DAP8 of the Local Plan providing a sympathetic design solution that integrates well with existing built form.

It is suggested that permitted development rights are removed to control any further development and avoid potential harm to surrounding occupiers amenity and the character of the dwellinghouse/conservation area.

Neighbours' amenity

The concerns raised by the adjoining occupiers are noted. Again the dwellinghouse has been previously accepted and the report under W/11/0804 concluded that the scheme would not conflict with Local Plan Policy DP2 - Amenity. It is considered that the development will not create any significant loss of amenity to the occupiers of surrounding properties.

Highways Safety

The Highway Engineer has requested an amended plan to ensure that the parking spaces are widened to ensure that vehicles can complete manoeuvres in no greater than a three point turn. Amended plans have been received and the Highway Engineer has been re-consulted. Members will be updated accordingly.

The parking provides sufficient parking provision for No.1 Wellesbourne Road (three spaces) and the proposed dwelling (two spaces) in accordance with the parking standard. The previous scheme (W/11/0804) included seven off-street parking spaces in the rear courtyard for the development, as the replacement dwelling at No.2 Church Street was wider and lost the existing tandem parking spaces accessed from Church Street to the east of the dwelling. As the current scheme no longer proposes the replacement of this dwelling its existing off-street parking spaces will be unaffected.

The scheme will meet necessary parking standards. The access has been previously accepted under previous applications and the current development is not considered to raise any highway safety concerns.

Other Matters

The archaeological assessment and no dig construction for the new drive around a significant tree protected by a Tree Preservation Order on the corner of Wellesbourne Road/Church Street have been conditioned and successfully discharged under the previous applications and these conditions do not need to be replicated on the current scheme.

The proposal includes the provision of an air to water heat pump in order to meet the requirement for 10% of the projected energy needs of the new dwelling to be provided from a renewable source. The scheme would therefore meet the

requirements of Policy DP13 and the Sustainable Buildings SPD.

The previous scheme required an open space contribution towards the improvement of open spaces in the village, which are controlled by the Parish Council. This can be secured through condition in accordance with the Council's Open Space SPD and Policy SC13.

Summary/Conclusion

In the opinion of the Local Planning Authority, the development will be an appropriate design that would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located and will not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.

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(s) Drg No.4587 52, 4587 51 A, 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.
- 3 The development shall be carried out only in full accordance with sample details of the external materials which have been submitted to and approved in writing by the local planning authority. **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.
- 4 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:
 - (i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and
 - (ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

- 5 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 6 Prior to any development commencing there shall be submitted to and approved in writing by the Local Planning Authority details of all measures to be taken to prevent damage to the protected tree that overhangs the access drive, including:
- Details of the position and nature of protective fencing to be erected around the protective tree.
 - Details of which operations will be prohibited within the protective fencing.
 - Details of timing of erection and of removal of the protective fencing around the protected tree.
 - Details of the means of ingress and egress for construction traffic.
 - Details of the locations where materials will be stored during construction, which must not be within the protective fencing.
 - Details of the routes of any underground services, including drainage, power, water and communications, and, where those come within 10m of the protected tree details of the means by which they will be installed.
 - Details of all landscaping work to be carried out within 10m of the protected tree.

All work to be carried out in accordance with the details submitted and approved.

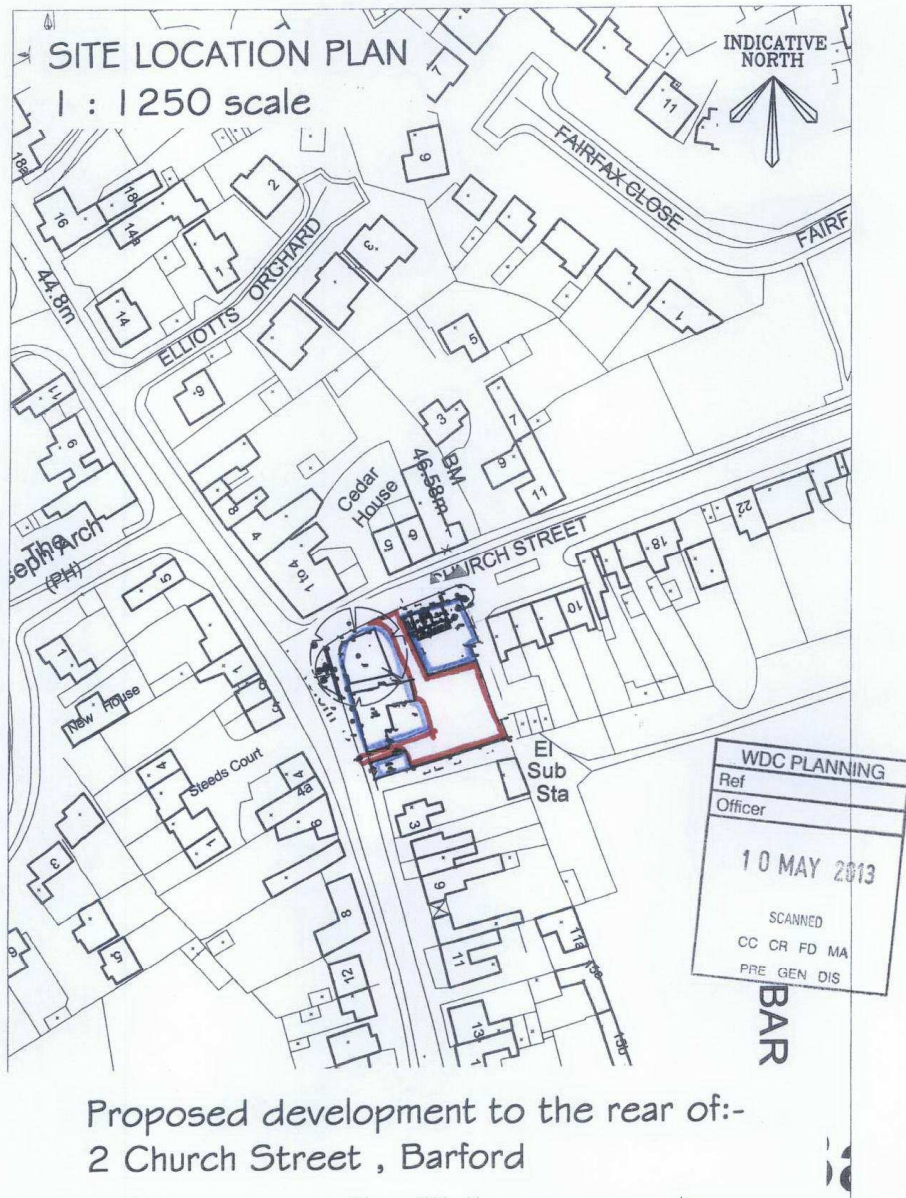
REASON : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Classes A, B, E or F of Part 1 of

Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : To retain control over future development of the premises in the interests of residential amenity, and to help meet the objectives of Policies DAP8, DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 8 The proposed car parking area for the development hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan. **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.
 - 9 Gates erected at the entrance to the site for vehicles shall not be hung so as to open to within 7.5 metres of the near edge of the public highway carriageway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.
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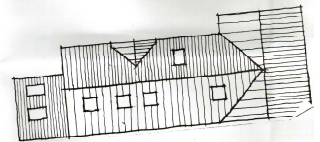
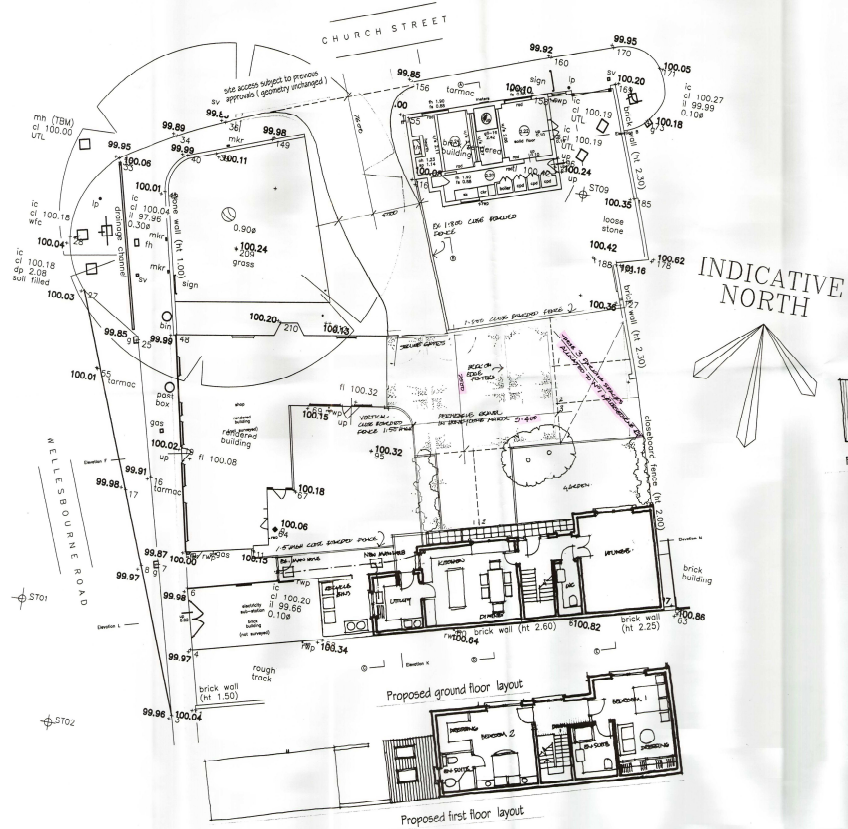
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OS Ordnance Survey

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Proposed development
to the rear of -
2 Church Street
BARFORD

PROPOSED GROUND / SITE LAYOUT

Scale: 1:100 Date: 04/15 Drawn: T.J.
Drawing No: 1987/91 A

