

Planning Committee: 23 August 2005

Item Number: 41

Application No: W 05 / 1197

Registration Date: 13/07/05

Town/Parish Council: Barford

Expiry Date: 07/09/05

Case Officer: Steven Wallsgrove

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7 Church Lane, Barford, CV35 8ES

Change of use of 7 Church Lane from C3 (dwelling use) to C1 (Hotel use) FOR
The Glebe Hotel

This application is being presented to Committee due to an objection from the Parish Council having been received and neighbour objections.

SUMMARY OF REPRESENTATIONS

Barford Parish Council: "The Joint Parish Council raises objection on the following grounds:-

Members fear that to grant this application would be to allow a further encroachment by a commercial enterprise into a residential area within a Conservation Area, with all the adverse consequences that entails; traffic congestion and parking, noise nuisance, destructive to the ambience, overdevelopment and unsustainability.

There is strong and reasoned opposition from neighbours as the attached selection of letters demonstrates."

Neighbours: Five letters of objection have been received on grounds of increased noise and disturbance due to use of the garden, increased parking in Church Lane, inappropriate use, loss of a residential property, change to hotel use is contrary to policy.

RELEVANT POLICIES

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) TO5 - Extension of Existing Hotels and Guest Houses (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV15 - Encouragement of full use of Listed Buildings (Warwick District Local Plan 1995)

(DW) H13 - Loss of Existing Residential Accommodation and Development within Existing Residential Areas (Warwick District Local Plan 1995)

PLANNING HISTORY

The Glebe Hotel has been the subject of a number of applications for development and acquired 7 Church Lane, which has been used for staff accommodation. The last application, for a fairly significant extension into the grounds of 7 Church Lane, was refused and dismissed on appeal principally on grounds of harm to the Conservation Area and the setting of the listed hotel and dovecote.

KEY ISSUES

The Site and its Location

The property is one of a number of bungalows around the cul-de-sac of Church Lane and lies at the head of this road close to the back of the hotel. It has an integral garage and a double width driveway. The whole site lies in the Conservation Area and the garden includes a 'listed' dovecote.

Details of the Development

The proposal is to use the bungalow for storage and offices for the hotel, retaining the kitchen and the garage. The driveway would be reduced in width to 3 metres.

The plans also show 2 proposed 1.5 m wide archways through the modern boundary wall between this property and the hotel courtyard.

Assessment

The principal issues are the affect on the amenities of residents and the relationship with the listed dovecote in the garden and the listed hotel itself.

In the appeal decision, the Inspector accepted that there was no objection, in principle, to enlargement of the hotel and made no comment about the use of this property as part of the hotel. He did comment, however, on the possible problems of extra parking and stated "that the use of the driveway of 7 Church Lane for staff parking would result in the likelihood of additional vehicle movements at unsocial hours, thus eroding the quiet residential character of the cul-de-sac". In that context, reducing the width of the driveway should improve the situation, (as it would duly accommodate two vehicles), although there can be no control over parking on the highway, which is a matter for the County Council as Highway Authority.

The change of use of the property would result in the garden being available to users of the hotel, but the positioning of the dovecote, the shape of the garden and proposed additional shrub planting would mean that they would not normally be close to the adjoining dwellings. It would, however, result in a better historic relationship between the dovecote and the hotel and, therefore, improved maintenance of this listed building.

Access to the offices and storage would be from the hotel, since there would be a clear functional relationship between the buildings, and the basic character of the bungalow would not be changed so that the predominantly residential character of the area would be maintained.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing number GH2379/1, and specification contained therein, received on 13th July 2005 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.
- 3 A landscaping scheme shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 4 The driveway shall be reduced in width, in accordance with the approved plan, before the use of the bungalow as offices and storage has been brought into effect. **REASON** : To protect and enhance the amenities of neighbours in accordance with Policy ENV3 of the Warwick District Local Plan 1995.

- 5 The offices and storage shall only be used as ancillary facilities to the Glebe Hotel and shall not be let off as independent uses. **REASON** : Since permission is only granted for the special reasons given by the applicant and to satisfy Policies ENV3 and H13 of the Warwick District Local Plan 1995.
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