

Planning Committee: 21 October 2020

Item Number: 5

Application No: [W 20 / 0668](#)

Registration Date: 30/04/20

Expiry Date: 25/06/20

Town/Parish Council: Rowington

Case Officer: Dan Charles
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**Old Beams, Lapworth Street, Bushwood, Lowsonford, Henley-in-Arden,
B95 5HJ**

Erection of new dwelling FOR Mr P Jinks

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

Recommendation

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed in the report.

Details of the Development

The proposal is for the erection of a 3 bedroom, two storey detached dwellinghouse on an area of land currently used for car parking within the garden of the existing dwelling known as Old Beams.

The proposed dwelling is to be constructed of a combination of brick and timber frame design with a gable feature to the front and two side facing gabled dormers.

The proposed dwelling is to be served by the access to the existing dwelling and this access would be shared between the properties.

The Site and its Location

The application site lies in an elevated location between two existing dwellings within the village of Lowsonford.

The character of the area is defined by well-spaced, detached dwellings of individual design. The site is located within the Lowsonford Conservation Area and directly opposite the site is the Grade II Listed Fleur de Lys Public House.

The site is washed over by Green Belt. Lowsonford is identified within the Local Plan as a Limited Growth Village.

Planning History

W/17/1721 – Erection of new dwelling – Granted 08.11.2017

W/17/0079 - Erection of new dwelling – Withdrawn 29.06.2017

W/12/0125 - Erection of two storey extension to side and rear – Granted 20.06.2012

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Relevant Policies

- National Planning Policy Framework

Warwick District Local Plan 2011-2029

- DS5 - Presumption in Favour of Sustainable Development
- DS18 - Green Belt
- H0 - Housing
- H1 - Directing New Housing
- H11 - Limited Village Infill Housing Development in the Green Belt
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR3 - Parking
- CC1 - Planning for Climate Change Adaptation
- FW2 - Sustainable Urban Drainage
- FW3 - Water Conservation
- HE1 - Protection of Statutory Heritage Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources

Guidance Documents

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document)
- Air Quality & Planning Supplementary Planning Document (January 2019)

Summary of Representations

Rowington Parish Council: Objection:

- Old Beams is within the Lowsonford Conservation Area. It is in one of the most prominent parts of the village, directly opposite the Grade II listed Fleur de Lys Public House. The proposed dwelling and garage are considered both too large and overbearing.
- Removal of ancient hedgerow and loss of habitat has already taken place without any permission.
- There is damage to the environment and a huge impact to the street vista. The houses in this location are characterised by being widely spaced and often have green spaces between them.
- There is no green space left at all around Old Beams now on either side.
- This application does not preserve the sense of open space, in such a rural location. It represents urbanisation and should be refused.
- Furthermore, the Parish Council has noted and supports the submission from WCC relating to the visual impact of the proposal on the character and setting of the Conservation Area, and the need to maintain views from the pub to the wider landscape beyond, which are important considerations.
- The cumulative effect of the increased footprint of the building, together with sunroom and detached garage, creates an 'overdeveloped' feel which is not in keeping with the general character of the village and does not maintain a visual gap through the site. The visual gap appears to have been reduced by more than half from the previous proposal due to the increase of built form. Regardless of the roof height or materials used, the additional built form still serves to close this gap.

WDC Conservation: Objection to original scheme on the basis that the proposal is ultimately considered harmful to the setting of the listed public house opposite the site and Lowsonford Conservation Area through infilling a traditional gap in street scene, imposing on views to and from the countryside and the overall massing and bulk of the proposals resulting in an overdevelopment of the plot. There is no sufficient public benefit to outweigh the less than substantial harm caused to these designated heritage assets, contrary to HE1 and heritage policies of the NPPF.

Following negotiations to reduce the scale of the scheme:

Happy that the revised proposal is now more akin to the original approval, with a considerably reduced side projection. This allows the visual separation and gap to be retained between the application site and adjacent property, which forms part of the appearance and character of the CA. Glad to see that the garage has been removed too. I therefore have no objection.

WCC Ecology: Recommend ecological appraisal to provide biodiversity enhancements.

WCC Landscape: Objection: The cumulative effect of the increased footprint of the building, together with sunroom and detached garage, create an 'overdeveloped' feel which is not in keeping with the general character of the village and does not maintain a visual gap through the site. The visual gap appears to have been reduced by more than half from the previous proposal due to the increase of built form. Regardless of the roof height or materials used, the

additional built form still serves to close this gap. An arboricultural report in accordance with BS5837:2012 should be provided, detailing any trees and hedgerows to be removed and protection methods for those to be retained. A landscape scheme should be provided, which should use species appropriate to the site's location within the Ancient Arden landscape. The proposal should seek to retain and enhance the well-vegetated character of the road.

WCC Highways: No objection.

WCC Archaeology: Recommend Written Scheme of Investigation.

Inland Waterways Association: No objection.

Canal and River Trust: No comment.

Public Response: A total of 9 letters of objection have been received on the following grounds:

- Overdevelopment in rural village.
- Could result in traffic difficulties.
- Additional car usage.
- Vista within Conservation Area will be damaged.
- Modern design not in keeping.
- Will have urbanising impact.
- Out of scale and spirit with village.
- Harm to wildlife habitats.
- Loss of hedgerow.
- Harm to Grade II Listed Building opposite site.
- Loss of visual gap.
- Does not in any way ensure a satisfactory relationship between the proposed development and adjacent land and buildings.

Assessment

History/Background

The initial planning application for a new dwelling at this site submitted in 2017 (ref: W/17/0079) was withdrawn following discussions with Officers regarding the scale and appearance of the dwelling and what was considered to be a detrimental visual impact on the character and appearance of the Conservation Area and setting of the Listed Building, known as the Fleur de Lys Public House, due to the closure of an important visual gap through the site.

The revised application sought permission for a reduced scale of development on the site to address the previous concerns. This was referred to Planning Committee due to the level of objection and an objection from the Parish Council. The application was subsequently granted by the Committee and the decision issued on 8 November 2017.

The application now under consideration seeks revisions to the approved scheme to increase the scale of the development. Through the course of the application, the scheme has been the subject of ongoing negotiations between the applicant

and Officers to achieve a scheme that is considered acceptable. The key revisions are;

- The omission of a detached double garage/car port from the frontage of the site.
- The omission of a first floor dormer/wing to the southern side elevation.
- The reduction in the side projection at first floor level to create dormer windows in lieu of a two storey side projection.

Principle of Development

Lowsonford is identified as a Limited Infill Village under Policy H1 of the Warwick District Local Plan. This policy allows for some development within these locations where it is acknowledged that there is potential for a small level of growth that will support the services in nearby growth villages. A dwelling in this location has been granted planning permission under the provisions of the adopted Local Plan.

Whether the proposal constitutes appropriate development in the Green Belt, and if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified

As the site lies within the West Midlands Green Belt, the proposal must be assessed against Policy DS18 of the Local Plan. The policy states that development must be in accordance with the National Planning Policy Framework (NPPF) Green Belt provisions. Paragraph 145 states that the construction of new buildings in the Green Belt are inappropriate but lists limited infilling in villages as an exception.

The site lies within the West Midlands Green Belt and Paragraph 89 allows for limited infilling within the Green Belt where this complies with Local Plan Policies.

Policy H11 of the Warwick Local Plan refers to limited infill housing sites within the Green Belt and allows for developments within identified Limited Infill Villages where the following criteria are met;

- a) the development is for no more than two dwellings;
- b) the development comprises the infilling of a small gap fronting the public highway between an otherwise largely uninterrupted built up frontage, which is visible as part of the street scene; and
- c) the site does not form an important part of the integrity of the village, the loss of which would have a harmful impact upon the local character and distinctiveness of the area.

The proposal is for a single dwelling which is proposed to sit between existing dwellings and has a frontage addressing the road. The proposed dwelling has been designed to be subservient in scale to the host dwelling and the adjacent property. The dwelling appears in the street scene as a coach house set against the side boundary of the property with a visual gap between the proposal and the host property. Officers are satisfied that the development complies with Policy H11 and the proposal is considered to constitute appropriate development in the Green Belt.

Design and impact on visual amenity and the character of surrounding area and Lawsonford Conservation Area

Section 12 of the 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.

Policy BE1 of the Local Plan 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.

The Residential Design Guide SPD sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing important features; respecting the surrounding buildings and using the right materials.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Warwick District Local Plan Policy HE1 (Protection of Heritage Assets) states that development will be expected to respect the setting of Conservation Areas and important views both in and out of them.

The distinctive built form in this location is of widely spaced detached dwellings on sizeable plots creating a sense of low density built form that retains a spacious character of development that reflects the rural nature of the village.

Following guidance from the Conservation Officer, the previously approved dwelling was reduced in scale from that which was originally proposed. The revised design now proposed seeks to enlarge the scale of the approved dwelling to provide improved living accommodation.

As before, the key design ethos is a simple coach house design under a gabled roof. The frontage has been designed to replicate the openings of a coach house style building with infill glazing to retain the original plan form. This simple frontage together with the building's siting creates a simple design forms when viewed from the public domain.

The key elements of the change are an increase in the plan depth of the dwelling, the erection of a single storey lean-to element to the side (southern) elevation, the erection of two side facing dormers to the north elevation and a low profile garden room is also proposed to the rear.

The scheme has been the subject of negotiation between the applicant and Officers to reduce the overall projections to the side to be within the existing roof plane on the northern elevation to retain the visual gap through the site that was sought

on the earlier scheme. In addition, the omission of the first floor dormer element on the southern elevation retains the visual gap between the proposed dwelling and the adjacent neighbour to the south. The detached car port building to the front of the dwelling originally proposed as part of this application has also been omitted.

These revisions have been assessed by the Conservation Officer and in their current form are considered to retain the important visual gaps that connect the Listed Public House with the wider open countryside and retain the character and appearance of the Conservation Area. No objection is raised to the revised proposal.

Subject to the sensitive use of materials and large scale details, the proposed dwelling is considered to preserve the character and appearance of the Conservation Area in this location and is therefore accords with Policy HE1 of the Local Plan.

It is also considered appropriate to removed permitted development rights from the new dwelling in order that the Local Planning Authority can retain control over any future additions or alterations in the interests of the character and appearance of the Conservation Area.

Impact on the setting of the Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Warwick District Local Plan Policy HE1 (protection of statutory heritage assets) states that permission will not be granted to alter or extend a listed building where those works will adversely affect its special architectural or historic interest, integrity, or setting.

The key Listed Building is the Fleur de Leys Public House that is directly opposite the site on the other side of the public highway. The previously withdrawn scheme proposed a dwelling that spanned almost the entire width of the infill plot which was considered to sever an important link between the Listed Building and the wider open countryside beyond.

This scheme follows on from the earlier approved, revised scheme and seeks permission for a dwelling which retains the narrower plan form and is designed to retain the appearance of a coach house style building. It is noted that the proposal now includes side facing dormers to provide improved accommodation at first floor. These were reduced during the course of the application so that they are set within the roof span to retain the visual gaps through the site. The side projection at first floor level on the southern elevation was omitted from the scheme as a result of these negotiations.

The important element is that the siting of the proposed dwelling retains the important visual gap within the street scene by providing an open aspect through the site that is an important element of the wider setting of the Listed Building.

The scheme, as amended, is considered to retain the importance visual gaps that form part of the historic setting of the Fleur de Leys Public House.

These revisions have been assessed by the Conservation Officer and in their current form are considered to retain these important visual gaps that connect the Listed Public House with the wider open countryside and no objection is raised to the revised proposal.

The scheme is therefore considered to preserve the character and setting of the Listed Building and therefore accords with Policy HE1 of Local Plan.

Impact on adjacent properties

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

Whilst the proposed development is in close proximity to the neighbouring properties, the side to side relationship and predominantly front and rear facing windows would not have a harmful impact on the adjacent properties by virtue of overlooking. The dormer to the side faces onto the blank gable wall of the existing dwelling

The side to side relationship also ensures that there is no harm to neighbouring properties from an overbearing impact and no part of the proposed dwelling breaches the 45 degree line as drawn from neighbouring properties.

The proposal is therefore considered to accord with Policy BE3 of the Local Plan.

Amenity of future occupiers

Policy BE3 of the Warwick District Local Plan states that new development will not be permitted that does not provide acceptable standards of amenity for future occupiers of a development.

All primary rooms within the proposal have access to acceptable levels of light and outlook via appropriately sized windows. In addition, the external amenity space proposed is significant.

The proposal is therefore considered to accord with Policy BE3 of the Local Plan.

Parking & Highway Safety

Policy TR1 of the Warwick District Local Plan requires all developments provide safe, suitable and attractive access routes for all users that are not detrimental to highway safety. Policy TR3 requires all development proposals to make adequate

provision for parking for all users of a site in accordance with the relevant parking standards.

The site has an existing access to the highway that serves the current dwelling. It is proposed to retain this access and use it for access to the new dwelling. There is sufficient visibility at the access in both directions. The scheme also proposes sufficient parking and turning space for both the existing and proposed dwellings in accordance with the Council's Parking Standards SPD.

The proposal is therefore considered acceptable having regard to Policies TR1 and TR3 of the Local Plan.

Impact on Ecology/ Protected Species

Policy NE3 of the Warwick District Local Plan 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 County Ecologist has recommended that ecological enhancements are secured to ensure no net biodiversity loss. The predominant area of the land is currently hardstanding so the biodiversity is limited. It is noted that the extant permission allowed for the removal of the trees/hedge. The proposal would provide an enhanced level of landscaping with more appropriate species and Officers are satisfied that this additional planting would result in a biodiversity net gain. The landscaping details are to be secured by planning condition.

The proposal is therefore considered acceptable having regard to Policy NE3.

Trees/ Hedgerows

The current site is an open area of hardstanding with a hedgeline separating the hardstanding from the rear garden area currently serving Old Beams. The proposal would require the removal of the hedgeline and this was allowed on the extant permission. This hedgeline is species poor and the removal would not result in any significant harm. The proposed development seeks to retain trees and hedgerow that form the boundary of the site with The Bank House and these elements can be protected by an appropriate condition. In addition, replacement tree and hedgerow planting is to be secured through a landscaping condition.

It is therefore considered that the proposed development can be satisfactorily provided on the plot without harm to the existing boundary hedges and trees between the plots. The provision of a landscaping scheme would also increase the potential for new trees and hedgerows leading to a net gain in biodiversity.

Archaeology

The proposed development lies within an area of significant archaeological potential; A probable medieval roadside settlement which lies on the eastern edge of former Common Land at Bushwood (Warwickshire Historic Environment Record MWA9455) which was in use as such during the medieval to post-medieval periods. The proposed development is located directly opposite the Grade II Listed

Fleur de Lys Public House, a 15th Century timber framed building with later additions. The site also lies adjacent to a former smithy, known as Old Beams, which is shown on an 1847 tithe map for the Parish of Rowington. There is therefore a potential for archaeological deposits associated with activity from at least the medieval period and later to survive across this area. Any such deposits may be disturbed by the proposed development. The County Archaeologist has therefore recommended that Archaeological works are secured by condition.

Waste Storage

Adequate space is available within the site for storage of bins and the site would be subject to the normal kerbside collection.

Sustainable Energy Matters

A key element of the proposal is the energy efficiency of the proposed dwelling. The applicants have provided details of the energy efficiency measures proposed with the dwelling which include very high levels of energy efficiency through the use of high levels of insulation and air tightness to reduce the demand for energy at source.

In addition to this fabric first approach, the scheme also proposes further energy saving measures such as a heat recovery system and the use of an air source heat pump. The result is that the scheme will not be reliant on oil-fired central heating to provide heating for the proposed dwelling.

Other matters

Water efficiency and an EV charging point to satisfy Policies FW3 and the Air Quality SPD can be secured by condition.

Conclusion

Officers have considered the proposed development against the Policies of the Warwick Local Plan. Having assessed the site specific details of the proposal, Officers are satisfied that the scheme complies with Policy H11 of the Warwick Location Plan, specifically criterion c) which seeks to ensure that the site does not harm the integrity of the village where it's loss would have a harmful impact upon the local character and distinctiveness of the area.

The objections received have been duly noted and acted upon. As amended, it is considered that, on balance, the proposal is considered acceptable having regard to the impact on the character of the local area and Lowsonford Conservation Area, the impact on the setting of nearby Listed Buildings, the impact on the amenity of neighbouring properties and the impact on highway safety. Officers are also satisfied that the scheme would not result in harm to protected species.

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) 19-194.JIN-01 Rev C, 19-194.JIN-02 Rev C, 19-194.JIN-03 Rev C, 19-194.JIN-04/0 Rev C, 19-194.JIN-04/1 Rev C, 19-194.JIN-05 Rev C, 19-194.JIN-06 Rev C, 19-194.JIN-07 Rev C and 19-194.JIN-08 Rev C and specification contained therein, submitted on 25 August 2020. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1, BE3 and HE1 of the Warwick District Local Plan 2011-2029.
- 3 No part of the development hereby permitted shall be commenced until details of all earthworks, mounding and the finished floor levels of all buildings, together with details of existing and proposed site levels on the application site and the relationship with adjacent land and buildings have been submitted to and approved in writing by the Local Planning Authority and thereafter, the development shall be carried out in strict accordance with these approved details or any subsequently approved amendments. **REASON:** To ensure a satisfactory relationship between the proposed development and adjacent land and buildings in the interests of amenity in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 4 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies BE1 and FW2 of the Warwick District Local Plan 2011-2029.
- 5 No development shall take place until:
 - a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority.
 - b) the programme of archaeological evaluative fieldwork and associated post-excavation analysis and report production detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the planning authority.
 - c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

The development, and any archaeological fieldwork, post-excavation analysis, publication of results and archive deposition detailed in the

approved documents, shall be undertaken in accordance with those documents

REASON: In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected where applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029.

- 6 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.
- 7 No development shall be carried out above slab level unless and until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029. (CA). To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029. (LB). To ensure that the rural character and appearance of the barn(s) is protected, in accordance with Policies BE1 and BE4 of the Warwick District Local Plan 2011-2029. (Barn Conversions).
- 8 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced until tree and hedge protection in accordance with British Standard BS5837- 2012 (Trees in Relation to Design, Demolition & Construction) to all tree(s) on the site, or those tree(s) whose root structure may extend within the site and which are within the Lawsonford Conservation Area has been provided on site and shall be retained for the duration of the development. In addition, no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage

or injury to the tree(s). **REASON:** To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy NE1 of the Warwick District Local Plan 2011-2029.

- 9 No development above slab level shall commence until details of both hard and soft landscaping works have 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 any 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.
- 10 The existing access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound material for the first 5 metres of its length. **REASON:** In the interest of highway safety having regard to Policy TR1 and TR3 of the Warwick Local Plan 2011-2029.
- 11 The development shall not be occupied until a turning area has been provided within the site so as to enable a car to leave and re-enter the public highway in a forward gear and thereafter shall be retained in perpetuity. **REASON:** In the interest of highway safety having regard to Policy TR1 and TR3 of the Warwick Local Plan 2011-2029.
- 12 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

- 13 Prior to the occupation of the dwelling(s) 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 point(s) has 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 arising from the air source heat pump hereby permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.
- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development shall take place within the curtilage of the dwellinghouse hereby permitted. **REASON:** That having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties.
-