

**Planning Committee:** 23 May 2006

**Item Number:** 17

**Application No:** W 06 / 0556

**Registration Date:** 29/03/06

**Town/Parish Council:** Warwick

**Expiry Date:** 24/05/06

**Case Officer:** Steven Wallsgrove

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**The Old House, Stratford Road, Warwick, CV34 6RB**

Erection of 8 detached dwellings (part condition 1 of outline p.p. W05/0350)  
FOR Tournament Fields (Warwick) Ltd

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

**SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** "The Town Council does not consider that the application meets the grounds for refusal of application W05/0350 and that development should be carried out in accordance with the initial planning permission. The Town Council also object to the three storey properties and the design and style."

**Severn Trent Water:** Have no objection, subject to a drainage condition as there are no public foul/surface water sewers available.

**WCC (Minerals):** No objection.

**WCC (Planning):** No objection.

**Land Drainage:** Have no objection subject to finished floor level and 5m bank maintenance strip conditions.

**RELEVANT POLICIES**

- (DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)
- (DW) ENV24 - Tree Preservation Orders (Warwick District Local Plan 1995)
- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (LW) ENV1 - Protection of the visual and environmental amenity of the town approaches (Warwick District Local Plan 1995)

**PLANNING HISTORY**

Outline planning permission for the erection of 8 dwellings was granted, on appeal, in November 2005 subject to standard outline conditions with access width and visibility splays being specified. The outline application was accompanied by an illustrative plan showing possible siting of the dwellings.

## **KEY ISSUES**

### **The Site and its Location**

The site lies to the north-east of, and behind, The Old House and has been cleared (except for a few trees) and fenced with 2m high close boarded fencing. The access and shared drive have been constructed for the conversion of The Old House, and an adjoining barn, into dwellings.

### **Details of the Development**

The application is for the approval of reserved matters for the siting, design, and external appearance of the eight dwellings. The layout shows three plots forming a courtyard at the entrances and 5 other detached houses behind The Old House. Three of these, with the existing listed buildings, would form a second courtyard with the other two houses being behind a hedge leading up to this second courtyard.

The houses themselves are of various designs intended to respect the strong vernacular character of the listed buildings and all will have plain tiles and bricks with timber windows and doors painted in a National Trust colour. They are generally two storey in height, although some have dormers or rooflights for attic rooms.

### **Assessment**

The principal issues in this case are the impact or the setting of the listed buildings, the impact on the main approach to the town, and the impact on the retained, mature, trees.

The designs of the houses are generally considered acceptable, despite the views of the Town Council, although amendments have been requested to reduce some of the dormer windows from three lights wide to two lights wide. Their layout will also protect the setting of the listed buildings by creating a courtyard, in a traditional, vernacular manner, although the layout will also have to be altered to provide for a 5m wide access strip beside the brook, for maintenance, and flood protection reasons.

The visual impact of the site on the main approach into the town will not be great since a 2m high close boarded fence has already been erected behind the visibility splay (which did not need consent since it did not adjoin the highway and this part was not within the curtilage of the listed buildings as there was another, unlisted, property on this part of the site.) Amended plans have been requested, however, to show a traditional hedge to be planted on the outside of this fence which should, once it has become established, result in a significant visual improvement by restoring the rural character of this approach into the town.

The remaining issue is the impact of the development on the existing trees. In this context, the originally submitted layouts (including that with the outline application) were incorrect and omitted some of the mature trees. An amended layout has been requested to show these omitted trees (one on the road frontage) and to redesign/ reposition the adjoining house to ensure that it is retained.

It is considered that, once these amended plans have been received, the scheme will be acceptable subject to conditions to ensure that the correct materials and colours are to be used and the correct detailing and landscaping are provided.

### **RECOMMENDATION**

That the reserved matters be APPROVED, as amended, subject to the conditions listed below.

### **CONDITIONS**

- 1 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s), and specification contained therein, 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 No development shall be carried out on the site which is the subject of this permission, 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 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure a high standard of design and appearance for the setting of this Listed Building, and to satisfy Policy ENV12 of the Warwick District Local Plan 1995.
- 4 No work of any kind shall be begun on the site until the protective fence(s) around the trees identified as being retained on the approved plans, have been erected and the fencing has been confirmed in writing to be acceptable by the District Planning Authority. Within the approved fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the

root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason.

**REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

- 5 Details of the means of disposal of storm water and foul sewage from the development shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced and the development shall not be carried out other than in strict accordance with such approved details. **REASON** : To ensure satisfactory provision is made for the disposal of storm water and foul sewage since there is no public foul or surface water sewer available.
  
- 6 No development shall be carried out on the site which is the subject of this permission, until details of finished ground and floor levels in relation to existing ground levels have been submitted to and approved by the District Planning Authority. The finished floor levels shall be set at least 600mm above existing ground levels and the development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To minimise the risk of flooding of these dwellings and to protect the setting of the adjoining Listed Buildings.

### **INFORMATIVES**

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development achieves acceptable standards of layout and design and does not give rise to any harmful effects in terms of loss of privacy on the setting of the Listed Buildings which would justify a refusal of permission. The proposal is therefore considered to comply with the policies listed.

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