

**Application No:** [W 23 / 1084](#)

**Town/Parish Council:** Leamington Spa  
**Case Officer:** Dan Charles  
01926 456527 dan.charles@warwickdc.gov.uk

**Registration Date:** 25/07/23  
**Expiry Date:** 19/09/23

**17 Beverley Road, Leamington Spa, CV32 6PH**

Demolition of existing dwelling and construction of 9 no. dwellings FOR Castle Homes Warwick Real Estate

-----  
This application is being presented to Committee due to the number of objections received.

**RECOMMENDATION**

That planning permission is GRANTED with conditions

**DETAILS OF THE DEVELOPMENT**

The proposal is for the demolition of the existing house on the site and the erection of a building containing 8 x two bedroom apartments over 3 floors. In addition, a single, four bedroom, two storey dwelling is proposed to the rear of the site.

The proposal provides 16 off-road parking spaces to serve the apartments which are proposed to be laid out to the front and rear of the building. Access to the site would remain from Beverley Road via a new driveway opening with the existing vehicular access being closed. The access to the dwelling and rear parking spaces is via an undercroft through the building. Within the undercroft, allocated cycle storage is provided for the new properties. To the side is the proposed bin store area serving the properties.

The proposal will require the removal of an existing hedge and single tree to the frontage to provide the parking area and new access point. The majority of remaining highway and private boundary trees and shrubs would be retained as part of the development and the whole of the garden area would now be utilised as amenity space to serve the development either as communal space for the upper floor apartments or allocated garden space for the dwelling and ground floor apartments.

**THE SITE AND ITS LOCATION**

The application site fronts onto Beverley Road and is partially opposite the Beverley Road/Cliffe Road junction.

The site currently consists of a single, two storey dwellinghouse with detached garage to the side sitting on a substantially sized plot in a predominantly residential area of Leamington Spa.

The existing dwelling has an eaves height of approximately 6 metres with an overall ridge height of approximately 8.7 metres. The dwelling has a gross footprint of approximately 231m<sup>2</sup> and overall site area of 2868m<sup>2</sup>.

The existing dwelling is set back from the boundary by approximately 14 metres with a large parking area to the frontage of the site. The frontage has a row of conifer trees to the boundary line which are proposed to be removed. The existing grass verge has mature trees planted within and these are proposed to be retained.

The site is not within the Conservation Area but the Conservation Area boundary is to the south of the site and follows the southern side of Beverley Road and the western side of Cliffe Road.

## **PLANNING HISTORY**

**W/14/1724** - Erection of single storey rear extension – **GRANTED 23.01.2015**

## **RELEVANT POLICIES**

- National Planning Policy Framework

### Royal Leamington Spa Neighbourhood Plan 2019-2029

- RLS1 - Housing Development Within the Royal Leamington Spa Urban Area
- RLS2 - Housing Design
- RLS4 - Housing Character Outside the Conservation Areas
- RLS5 - Royal Leamington Spa Housing Mix and Tenure
- RLS12 - Air Quality
- RLS13 - Traffic and Transport
- RLS14 - Cycling

### Warwick District Local Plan 2011-2029

- DS1 - Supporting Prosperity
- DS2 - Providing the Homes the District Needs
- DS3 - Supporting Sustainable Communities
- DS4 - Spatial Strategy
- DS5 - Presumption in Favour of Sustainable Development
- DS6 - Level of Housing Growth
- DS7 - Meeting the Housing Requirement
- PC0 - Prosperous Communities
- H0 - Housing
- H1 - Directing New Housing
- SC0 - Sustainable Communities
- BE1 - Layout and Design
- BE3 - Amenity

- TR1 - Access and Choice
- TR2 - Traffic generation
- TR3 - Parking
- HS1 - Healthy, Safe and Inclusive Communities
- CC1 - Planning for Climate Change Adaptation
- CC2 - Planning for Renewable Energy and Low Carbon Generation
- CC3 - Buildings Standards Requirements
- FW1 - Development in Areas at Risk of Flooding
- FW2 - Sustainable Urban Drainage
- FW3 - Water Conservation
- HE1 - Protection of Statutory Heritage Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources
  
- Guidance Documents
  - Residential Design Guide (Supplementary Planning Document- May 2018)
  - Parking Standards (Supplementary Planning Document- June 2018)
  - Air Quality & Planning Supplementary Planning Document (January 2019)
  - The 45 Degree Guideline (Supplementary Planning Guidance)
  - Distance Separation (Supplementary Planning Guidance)

## **SUMMARY OF REPRESENTATIONS**

**Royal Leamington Spa Town Council:** No objection subject to no objection from Highways.

**Councillor Syson:** I have 3 concerns regarding the proposal; additional traffic, character and appearance of Beverley Road and impact on Biodiversity.

**WDC Arboricultural Officer:** No objection subject to conditions.

**WDC Conservation:** No objection subject to condition requiring approval of external materials. Site is outside Conservation Area and there is a variety of buildings in the street scene of varying design and scale.

**WDC Environmental Protection Officer:** No objection subject to conditions relating to Air Quality and Construction Management Plan.

**WDC Waste Management Officer:** Objection. New house far exceeds the drag distance of 15m. Plans indicate proposal for individual bins for apartments. Recommend large, shared bins for the apartments.

**WCC Ecology:** No objection. Recommend condition to secure works to be in accordance with the identified mitigation.

**WCC Highways:** Note the location of the roadside trees and would recommend the input from the Arboricultural Officer. No objection to the proposed development subject to conditions.

**Public Response:** A total of 14 Comments received. 12 Objections, 1 neutral and 1 support.

#### Reasons for Objection

- Will create significant increase in traffic.
- Area is already crowded and a dangerous part of Beverley Road.
- Access is already difficult.
- Re-sited access will create a cross roads with Cliffe Road.
- Road was designed for single family houses.
- Wrong place for such a large proposal.
- Over-development of the site.
- Out of keeping with road.
- Loss of family homes affecting character of the area.
- Increased noise from frontage parking spaces.
- Trees on boundary should be retained for screening.

#### Neutral Comments

- Support for tasteful multiple dwellings
- Parking/additional traffic needs to be addressed.

#### Support Comments

- Demolition of houses with little architectural merit being replaced with high specification building is ideal for down-sizers which releases family homes elsewhere.
- Concerns over parking at The Limes and Lime House did not materialise.
- Fully support this imaginative development.

## **ASSESSMENT**

### **Principle of Development**

Paragraph 38 of the National Planning Policy Framework (NPPF) states that Local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 of the NPPF states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The application site lies within the urban area of Leamington Spa. Policy H1 of the Local Plan identifies the urban area of Leamington Spa acceptable in principle for new residential developments.

Policy RLS1 of the Neighbourhood Development Plan (NDP) states that proposals for new housing development within the Royal Leamington Spa Urban Area, will be supported for the following:

1. Re-use of previously developed land and buildings when not in conflict with other development plan policies.
2. Infill development that is of an appropriate scale and that does not lead to the loss of residential gardens (unless in accordance with Policy H1 of the Warwick District Local Plan), overdevelopment, or have a significant adverse impact on the amenity of adjacent existing occupiers and uses.
3. Proposals for custom and self-build housing provision that are acceptable when assessed against Warwick District Local Plan Policy H15.
4. Proposals for purpose-built student accommodation when positively assessed against all related development plan requirements and guidance.

Officers are satisfied that the development is acceptable in principle.

### **Design and impact on visual amenity and the character of surrounding area**

Section 12 of the NPPF puts significant emphasis on the creation of high quality, beautiful and sustainable buildings and places.. Paragraph 131 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 139 states that permission should be refused for development that is not well designed and that fails to take into account local design guidance and supplementary planning documents. This paragraph also states that significant weight should be given to development which reflects local design guidance and policies and government guidance on design and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Policy BE1 of the Warwick District 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 calls for 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 seeks 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.

The general character of the wider locality around the site is very mixed with low density detached housing adjoining and adjacent to the application site to the north east with substantial villas to the south in Guy's Cliffe Avenue. Adjacent to the site is higher density development to the south west at Lime House (15 Beverley Road) and Brookhurst Court beyond that, The Grange Mews on the opposite side of Beverley Road, at Somerville Mews and Coniston Court with terraced housing further afield in Cliffe Road and Coniston Road. To the rear (north) of the site is the substantial Trinity School with a range of buildings of various sizes. Whilst the proposal will result in an increased footprint and housing density on the site, when taken into consideration with the surroundings, this increase would not, in itself, result in harm to the character of the area in these terms or represent inappropriate overdevelopment of the site.

In terms of the proposed footprint, the new apartment building would be on a par with the adjacent development at Lime House (15 Beverley Road) which is also split into 8 apartments to the frontage with a detached dwelling at the rear of the site. The scheme proposed is almost identical in form and footprint but provides a much more traditional approach to the fenestration detail.

Whilst it would occupy a much larger footprint than the existing detached house, the plot is of a scale that can adequately accommodate the development together with all ancillary areas such as parking and garden areas. However, it would remain significantly smaller than the Brookhurst Court development that lies in close proximity to the site so would not appear as an incongruous feature within the wider streetscape.

In terms of height, the apartment building would stand at at a maximum height of approximately 9 metres to the ridge with an eaves height of approximately 5.8 metres.

This steps down from the adjacent building at Lime House (15 Beverley Road) which stands at a height of 9.5 metres to the ridge and 6.2 metres to the eaves. This creates a stepped down appearance along the street with No. 19 Beverley Road being a two storey dwelling with a maximum ridge height of approximately 6.5 metres. In terms of the overall width of the frontage, the building would be comparable with both properties either side. The depth of the building would extend further back into the site beyond the rear elevation of the existing dwelling and 19 Beverley Road. However, whilst the proposed building is deeper, the building is set in from the boundaries with a diminishing scale that steps further from the boundary on both sides of the site as it projects to the rear.

In respect of the elevational treatment to Beverley Road, a symmetrical treatment of the façade is proposed with a hipped roof to the main structure with three front gable features with 3 pitched roof dormer windows to the front roof slope. The central gable is subservient to the gables either side and contains the main entrance to the apartments. To the eastern gable is a large window at ground floor level and on the western side, the area is open to provide vehicular access to the rear of the site. The elevational treatment proposed is a predominantly brick with white render and timber frame detailing to the gables. Windows are

traditional casements with feature stone lintels and cills. The windows are well placed on the elevations to maintain the symmetry of the building.

Overall, Officers are satisfied that the development is acceptable having regard to Policy BE3 of the Local Plan.

### **Impact on character of the Conservation Area**

Whilst the site lies outside of the Royal Leamington Spa Conservation Area, an assessment is still made as to the potential impact on the setting of the Conservation Area.

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.

Policy RLS3 states that Development proposals that are within or directly affect a Conservation Area must assess and address their impact on their heritage significance.

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

The Conservation Officer has assessed the proposal and noted that the local area contains a wide range of property types and scales. The proposed development would sit comfortably in this varied street scene and has raised no objection to the proposal subject to a condition securing details of facing materials to be submitted.

Officers consider that the proposed development would have a neutral impact on the Conservation Area and the proposal is therefore considered acceptable having regard to Policy HE1 of the Local Plan and Policy RLS3 of the Neighbourhood Plan.

### **Residential Amenity**

#### Impact on the amenity of neighbouring 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.

The site sits between an existing apartment building to the left, when viewed from the street scene. The design of the adjacent building is similar to the development proposed on the application site in terms of plan form and plan depth. The adjacent site also has a dwelling to the rear of the site as proposed within this application.

To the right of the property is a two storey dwelling that sits in line with the existing dwelling with a back garden area that flanks part of the side boundary of the application site.

Beyond the dwelling to the right of the application site are the rear gardens of dwellings that back onto the application site towards the rear of the application site.

The proposed apartment building to the front of the site reduces in width as it projects beyond the existing rear building line of the dwelling it replaces. This ensures that the bulk of the building is set in from the boundary with the neighbouring properties. As the projection of the building continues, the separation distance to the side boundary also increases.

The distance to the boundary with Lime House, 15 Beverley Road is 4.5 metres and as the proposal projects to the rear, this increases to 10.6 metres and then 13.5 metres as a result of the diminishing scale of the rear projections. It is noted by Officers that the design of the adjacent building is a mirror image of the application site with rear projections that also step in as the building projects.

With regard to 19 Beverley Road, the main building where in line with the adjacent building, the distance to the boundary is approximately 2 metres. As the proposal projects to the rear, the proposed rear projections increase to 7 metres to the boundary and then further increase to 9 metres as the scale of the proposed rear projection diminishes.

As a result, the separation distance to the side boundaries is sufficient to ensure that the proposal would not create an overbearing impact or result in the loss of light to neighbouring properties.

The main windows serving habitable rooms are located facing the front or rear only and either overlook the public highway to the front and the amenity/parking areas associated with the application site. Where side windows are present at upper floors, these are identified as being obscure glazed to prevent harmful overlooking of the amenity space of neighbouring properties. These windows are limited to either supplementary windows to habitable rooms or serve secondary rooms such as bathrooms or en-suites.

Notwithstanding this, Officers consider it appropriate to restrict the windows to be obscure glazed through the use of appropriate conditions.

#### 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 habitable rooms are served by facing windows that afford good levels of light and outlook to be achieved. The primary windows to all rooms face either to the front or rear of the site to ensure that there is no unacceptable overlooking from neighbouring properties.



Officers are satisfied that the provision of the garden areas to the ground floor units is acceptable and the provision of the communal space for the upper floor apartments is acceptable and will provide acceptable living conditions for future occupiers of the development. Whilst a large building, the size of the plot is such that the overall appearance creates a relative high level of spaciousness which would enhance the sense of place and overall amenity value for future residents.

In conclusion, the landscaping and amenity space shown on plans will assist in ensuring the new development provides an acceptable residential environment.

Officers are satisfied that the development is acceptable in regard to the amenity of existing and future residents having regard to Policy BE3 of the Local Plan.

### **Highway Safety**

Policy RLS13 of the Neighbourhood Plan required all developments to support measures for sustainable transport methods to make Royal Leamington Spa a cleaner, safer and healthier town.

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.

Section 9 of the NPPF seeks to promote sustainable transport and sets out a range of requirements for new development to ensure that impacts on existing transport networks can be addressed and that opportunities for the promotion of walking, cycling and public transport use are identified and pursued.

Within Section 9, Paragraph 114 of the NPPF states that in assessing applications for development it should be demonstrated that safe and suitable access to the site can be achieved for all users and impact on the highway network or highway safety can be cost effectively mitigated to an acceptable degree.

Additionally, Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal seeks the provision of a new access point to serve the dwellings. This has been assessed by the County Highways Officer who has raised no objection to the access point as it provides the appropriate visibility in either direction and is wide enough to allow vehicles to pass, ensuring that they do not need to stop within the carriageway. Subject to the recommended conditions, no objection is raised to the new access point.

In terms of car parking, the site provides 16 spaces for the apartments which meets the 2 spaces per unit requirement as set out within the parking standards. In addition, 3 spaces are provided for the dwelling to the rear of the site and this

also accords with the parking standards. The site also contains appropriate turning space for all vehicles to allow them to enter and leave the site in a forward gear.

Overall, Officers are satisfied that the proposal is acceptable in Highway Safety terms and is therefore in accordance with Policies TR1 and TR3 of the Local Plan and Policy RLS13 of the Neighbourhood 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.

Paragraph 186 of the NPPF States that when determining planning applications, if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

The application has been submitted with a bat and nesting bird survey which has been assessed by the County Ecologist who is satisfied that the survey work is thorough and robust. No objection is raised to the proposal subject to the imposition of a condition to carry out the works in accordance with the recommended mitigation measures as identified within the survey.

In terms of biodiversity, the Ecologist is satisfied that there is no impact on existing Biodiversity on site. Notwithstanding this, Officers consider that it would be appropriate to seek improvements to the Biodiversity on site to ensure that a net gain is achieved. This can be secured by condition.

Overall, Officers are satisfied that the proposal is acceptable having regard to Policy NE3.

### **Drainage**

Policy RLS1 of the NDP states that development proposals for previously developed land, where appropriate, should undertake a surface water outfall assessment, following the Drainage Hierarchy (National Planning Practice Guidance , paragraph 80) to determine if there are viable alternatives to existing connections to the combined sewer network.

The proposed development will connect into the existing mains connections serving the site. As a minor development, the inclusion of Sustainable Urban Drainage Systems (SUDS) is not required.

Details of the proposed drainage will be secured by condition.

Officers are therefore satisfied that the development is acceptable

## **Adapting to Climate Change**

Policy CC1 of the Warwick District Local Plan seeks all new development to be resilient to, and adapt to the future impacts of climate change through the inclusion of measures to mitigate against rising temperatures and increased flood risk through sustainable construction measures and the incorporation of sustainable drainage methods.

The new NPPF makes various references to mitigating the impact of climate change in particular;

Para 8 of the NPPF states that mitigating and adapting to climate change, including moving to a low carbon economy forms part of the requirement of the environmental objective of achieving sustainable development.

In addition, Section 14 of the NPPF focusses on meeting the challenge of climate change and states that the planning system should support the transition to a low carbon future in a changing climate..." and "support renewable and low carbon energy and associated infrastructure"

WDC declared a climate emergency in 2019 and all applications are expected to demonstrate how they have been designed to minimise the impact on climate change through the use of sustainable measures.

Whilst no specific energy statement has been provided, Officers note that it the use of solar panels is proposed. In order to maximise the use of sustainable energy measures, a condition is proposed to secure further details to demonstrate that the proposed development will be built to the highest sustainability standards.

Subject to the proposed condition, the proposal is considered to accord with Policy CC1.

## **Other Matters**

### Air Quality

Policy NE5 of the Warwick District Local Plan requires development proposals to ensure that they do not give rise to increased air pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors.

In response to issues relating to the impact on Air Quality, the Council produced the Air Quality and Planning Supplementary Planning Document that was adopted in January 2019. The SPD sets out a range of measures that should be incorporated within development proposals to mitigate the impact on Air Quality as a result of the development

The Environmental Protection Officer has recommended a condition to secure Air Quality Mitigation measures to be provided on site. As a minor development, Officers are satisfied that this is an appropriate approach to mitigating the Air Quality impacts of the development.

Subject to the proposed condition, Officers are satisfied that the development is acceptable having regard to Policy NE5 of the Local Plan.

### Trees/Hedgerows

The application was submitted with a detailed tree and hedgerow assessment of the site. The proposal will result in the removal of a row of conifer trees to the front boundary of the application site to facilitate the revised layout.

The Arboricultural Officer has assessed the proposal and has no objection to the removal of these trees. Replacement tree planting is proposed to the front boundary to mitigate for the loss of these trees and this can be secured with an appropriate landscaping condition.

It is noted that the mature lime trees within the highway verge are to be retained and conditions are proposed to ensure that these are protected during the works.

Subject to the required conditions, Officers are satisfied that the development is acceptable.

### Archaeology

Policy HE4 of the Warwick District Local Plan requires that any remains of archaeological value are properly evaluated prior to the determination of the planning application. Where a development will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.

The proposal was subject to pre-application advice with the County Archaeology Team who considered the proposed development who confirmed that no archaeological work was necessary for the application site.

Officers are satisfied that the scheme is acceptable having regard to Policy HE4 of the Local Plan.

### Waste Storage

The proposed development includes a bin storage area to the side of the building containing the requisite waste and recycling bins for each proposed property. The bin storage area also includes the provision for the storage of bins for the dwelling at the rear of the site.

Officers note the comments of the Waste Management Officer that the drag distance from the dwelling is in excess of the standards set out within the Waste Management guidance. However, with the bins being capable of being located within the main storage area, these negates this concern. Should the homeowner decide to locate the bins within their property boundary to the rear, it would be their personal responsibility to deliver the appropriate bins to the kerbside for collection.

The Waste Management Officer has also noted that for developments of apartments, it is preferable to have larger, communal bins serving the apartments. If communal bins were to be used, the access would need to be upgraded to allow for the refuse vehicle to enter the site to service the large bins.

Officers have considered this and note that the site is constrained with the roadside trees forming a restriction to the increased size of the proposed access to allow the refuse vehicle to enter the site. There would also be a requirement for tarmac in lieu of the permeable block paving if the refuse vehicle were required to enter the site as there are maintenance concerns with the refuse vehicle tracking over blocked paving.

Having taken the above into consideration, Officers note that the restricted nature of the site would prevent the refuse vehicle entering the site and therefore, the use of individual bins for each unit is a preferable solution in this case. The homeowner would be responsible for presenting the bin to the roadside for collection and a collection point is identified just inside the access point. It is also noted that the adjacent site operates in a similar manner.

Officers are therefore satisfied that the development is acceptable from a waste management perspective.

## **Conclusion**

The proposal seeks the demolition of the existing single dwelling and the erection of a new building containing 8 apartments together with the provision of a new detached dwelling to the rear of the site. The development layout is near identical to the adjacent property at The Limes (No.15 Beverley Road) albeit with a more traditional approach to the fenestration.

The site also includes the provision of parking and amenity space to serve the future residents together with the appropriate amount of parking spaces to serve the development. Officers have assessed the proposal to ensure that no demonstrable harm would arise to the amenity of neighbouring properties and conditions are proposed to ensure that the side facing windows are obscure glazed.

The County Highways Officer has assessed the proposal and is satisfied that the development would not result in harm to highway safety.

Site specific matters are proposed to be controlled by conditions.

## **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) 691-12 Rev B, 691-13 Rev A, 691-114 Rev A, 691-15 Rev A, 691-16 Rev A and 691-17 Rev OR, and specification contained therein, submitted on 25 July 2023.

**Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 3 The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.

**Reason:** To ensure a net biodiversity gain in accordance with NPPF.

- 4 The development hereby permitted shall not commence unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall provide for: the parking of vehicles of site operatives and visitors; site working hours and delivery times; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control the emission of dust and dirt during construction, together with any details in relation to noise and vibration; and a scheme for recycling / disposing of waste resulting from demolition and construction works. A model CMP can be found on the Council's website;

[https://www.warwickdc.gov.uk/downloads/file/5811/construction\\_management\\_plan](https://www.warwickdc.gov.uk/downloads/file/5811/construction_management_plan)

or by searching 'Construction Management Plan'. The development hereby permitted shall only proceed in strict accordance with the approved CMP.

**Reason:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the

visual amenities of the locality in accordance with Policies BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029.

- 5 Notwithstanding details contained within the approved documents, prior to commencement of development, a Sustainability Statement including an energy hierarchy scheme for that phase and a programme of delivery of all proposed measures shall be submitted to and approved in writing by the Local Planning Authority. The document shall include;
- a) How the development will reduce carbon emissions and utilise renewable energy;
  - b) Measures to reduce the need for energy through energy efficiency methods using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;
  - c) Details of the building envelope (including U/R values and air tightness);
  - d) How the proposed materials respond in terms of embodied carbon;
  - e) How the development optimises the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading,

No dwelling/ building shall be first occupied until the works within the approved scheme have been completed 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 in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).

- 6 No development above slab level shall commence unless and until a hard and soft landscaping scheme has been submitted to and approved in writing by the local planning authority.

Details of the soft landscaping works shall include a detailed schedule of all planting together with details of replacement tree planting to mitigate for the removed trees.

Details of hard landscaping works shall include boundary treatment, including full details of the 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.

- 7 No development above slab level shall take place until a detailed drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details before the development is completed.

**Reason:** To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity in accordance with Policies FW1, FW2 and NE3 of the Warwick District Local Plan 2011-2029.

- 8 No development other than site clearance and site preparatory works until details of 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. The development shall be carried out in strict accordance with these approved details.

**Reason:** To ensure sufficient information is submitted to demonstrate 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.

- 9 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.

- 10 The development shall not be occupied until the access for vehicles has been provided to the site not less than 5 metres in width for a distance of 7.5 metres, [as measured from the near edge of the public highway carriageway].

**Reason:** In the interests of vehicular and pedestrian safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

- 11 The access to the site for vehicles shall not be used unless a public highway footway/verge crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.

**Reason:** In the interests of vehicular and pedestrian safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

- 12 The development shall not be occupied until all parts of the existing access within the public highway not included in the permitted means of access has been closed and the kerb and verge has been reinstated in accordance with the standard specification of the Highway Authority.

**Reason:** In the interests of vehicular and pedestrian safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

- 13 No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures (including details of hours of operation) shall have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.

**Reason:** To ensure that any lighting is designed and operated so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

- 14 The development hereby permitted shall not be occupied until a scheme which satisfies the requirements set out in the Council's adopted Air Quality and Planning Supplementary Planning Document (January 2019) has been submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details. The approved scheme shall be retained and maintained as such at all times thereafter.

**Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan.

- 15 Prior to the occupation of the development hereby permitted, the window(s) in the side elevations shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view to a minimum height of at least 1.7 metres above the finished floor level of the room in which the window is installed. The windows shall also be non-opening unless the openable element is at least 1.7 metres above finished floor level. The obscured glazed window(s) shall be retained and maintained in that condition at all times.

**Reason:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029.

---