

(5) Application No: PAP/2016/0642

Redlands, New Street, Baddesley Ensor, CV9 2DL

Extension to front of existing 4 bedroom house and conversion into two, 2 bedroom dwellings with new vehicle access onto Jean Street, and demolition of garage and conservatory, for

Mr Gary Morton

Introduction

The application is brought before the board, following member request given the access issues related to the development and the level of public interest.

The Site

This is an area of land which measures approximately 0.0464 hectares in area and is located within the development boundary. The site has boundaries to New Street and Jean Street. The current main vehicle access is to New Street. A new proposed access to the site will be off Jean Street. The residential area is made up of dwellings of varying styles, designs and ages on a mixture of plot sizes. The application site currently consists as a single residential dwelling, which is detached.

The boundary of the site to New Street and Jean Street is mainly marked by hedging. Below is a streetscene view of the junction of Jean Street and New Street. The Application Site is L shape and rises up from Jean Street. To the north east is a Listed Building, which has a boundary with the application site. To the west are bungalows. Baddesley has a small range of shops, and local facilities, with bus routes.

Photos of the site and area can be viewed in Appendix 1. Below is a street view of Redlands.



The Proposal

It is proposed for an extension to front of existing 4 bedroom house, along with the conversion into two, 2 bedroom dwellings with new vehicle access onto Jean Street, and demolition of garage and conservatory.

Each dwelling will have two off road parking spaces. Each dwelling will contain entrance, WC, living room and kitchen to the ground floor and the first floor will contain two bedrooms and a bathroom. The main first floor windows are to the front and side elevations. The first floor rear windows are to bathroom of landing areas. The ground floor contains windows to the front, side and rear. The area around the dwellings will contain patio area and each dwelling will have garden area, with one being to the side and one being to the rear.

The relevant plans can be viewed in Appendix 2.

Background

The main host dwelling of Redlands was approved in the 1970s. An application was submitted in 2008 for three dwellings on the land between Redlands and 1 Jean Street, however it was withdrawn. A separate application has been submitted for a detached dwelling in part of the garden for Redlands, which would front Jean Street (PAP/2016/0643), to which the plans can be view in Appendix 3.

Development Plan

North Warwickshire Core Strategy 2014 – NW1 (sustainable Development); NW2 (settlement Hierarchy); NW4 (Housing Development); NW5 (Split of Housing Numbers); NW6 (Affordable Housing Provision); NW10 (Development Considerations); NW11 (renewable energy and energy efficiency); NW12 (Quality of Development).

Saved Policies of the North Warwickshire Local Plan 2006 - Core Policy 2 (Development Distribution), ENV6 (Land Resources); ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), HSG2 (Affordable Housing), HSG4 (Densities), TPT2 (Traffic Management and Traffic Safety); (TPT3 (Access and sustainable travel and transport), TPT6 (Vehicle Parking).

Draft 2016 Local Plan

Other Relevant Material Considerations

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

Supplementary Planning Guidance: - The Council's SPG – A Guide for the Design of Householder Developments – Adopted September 2003

Local Finance Considerations: New Homes Bonus (NHB), Community Infrastructure Levy (CIL)

Consultations

Site notice expired – 3/1/2017

Parish Council – no response

Warwickshire Police – no objection

WWC Highways – no objection, subject to conditions and notes

Environmental Health – no objection

NWBC Forward Plans – no response

NWBC Streetscape – bin provision is satisfactory.

WCC Archaeology – unlikely to have significant archaeology impact.

NWBC Housing – no impact upon bungalows on new Street.

Representations

Neighbours – Church House – comments:

Relieved that the revised proposal 25/1/17 clarifies that the garage is demolished and the resulting footprint smaller. If planning granted would appreciate if agent/owner would contact me to discuss boundary landscaping as recently difficult to manage because of lack of maintenance on the site. Hopefully good working relationship will be established with mutual benefit.

Neighbour –_5 Jean Street – objection;

- Comments related to adjoining site development (PAP/2016/0643).
- Object to PAP/2016/0642 in incredibly strong terms, as the proposal with the adjoining site as it will add threefold to the disruption caused by the building of just a single dwelling, and would be a substantial overdevelopment of the site. An unacceptable level of disruption for residents of Jean Street during building. Large construction and delivery vehicles are not suitable for Jean Street, but the access to the site is still likely to be over the garden hedge located in Jean Street. The allocated parking spaces for each of the new dwellings will be insufficient, adding to the parking issues in Jean Street, as it will be deemed safe to park in our street than on the main road (New Street). Most of the properties in Jean Street have 2 off road parking spaces (the same deemed satisfactory for the new development). However, Jean Street has a serious parking issue.
- Regarding the access to the 2 converted properties, the situation of the driveway to the right-hand semi is incredibly close to the junction of New Street and Jean Street, which is surely dangerous. The new development is likely to result in parking outside the new properties, making the exit of vehicles from Jean Street on to New Street even more treacherous. Especially given that vehicles are frequently required to exit Jean Street in reverse due to the existing parking mayhem, and lack of anywhere to turn around within the street.

- In addition, I would like to object to the architectural design of the conversion of Redlands. This property has been an ugly blot on the landscape for the 44 years since NWBC sadly gave permission for it to be built in the first place. I do hope that if you see fit to grant permission for the proposed conversion of the property you insist the aesthetics of the new design be required to be more sympathetic to the vernacular.
- Keep updated on highway consultation responses.
- Has a traffic survey of Jean Street is to make up part of the decision-making process, please can it be conducted in some part on an evening or weekend, when the majority of the residents are home, and the seriousness of the situation can be properly observed.
- Not originally consulted when the application was submitted.

Revised drawing of March 2017 – comments/objection;

- The properties proposed in the conversion of Redlands to two properties, accessing their driveway from Jean Street rather than New Street would be worse for all concerned than the previous plans to have the access form New Street. Removing any on street parking spaces from Jean Street will only exacerbate an already overstretched parking situation in Jean Street.
- Present an overdevelopment of the site, and fail to consider the sizeable parking issues within the area. They also fail to consider the inconvenience to the residents of Jean Street, and the already stressed access issues regarding emergency services, and residents and visitors.
- What amendments have been made, on the revised plans. Nothing to address the overdevelopment of the site, the inconvenience to the residents, or any attempt to make the proposed new dwellings more visually appropriate to the vernacular.
- How many attempts to revise the scheme does the agent/applicant have to change the application?.
- Has the Council consulted NHS and Fire Service.
- Please can you advise the reasons you are giving the agent for allowing the submission of revised plans, as this would provide the residents with a level playing field, and enlighten us to what the Council considers being unacceptable in this case.

Observations

The determination of this application rests on balancing the relevant policies of the Core Strategy with includes the saved Local Plan and the NPPF, and considering if the proposal overcomes the previous refusal

Housing

Baddesley is within a Category 3A settlement with a development boundary as covered by policy NW2 of the Core Strategy. The site is within the development boundary. As members are aware that new dwellings are required between 2011 and 2029 with some 3650 dwellings needed to be constructed, however the Council does not have a current 5 year land supply and the need for dwellings here would help meet the need for house building in the borough. The draft Local Plan 2016 sets out the need for 5280 dwellings. This is therefore sustainable development and should thus be approved in principle.

As the proposal here is for one additional dwelling, given the conversion into two dwellings, and policy NW6, sets out that 20% should be affordable. However under recent changes to national guidance, sites under ten dwellings are not required to provide any off site contribution. The proposal is for an additional single dwelling at Redlands, and is considered acceptable to this part of the Core Strategy and NPPF.

Amenity

The dwelling is existing and is within an existing established residential area, and the site is visible from the public realm. The main first floor windows are to the front and side. The ground floor contains front side and rear windows. It is considered that the rear elevation first floor will not lead to any additional overlooking issues, given the windows serve bathrooms and landing area. Opposite the site to the front is a former farm and given the openings are existing, it is considered no additional overlooking or harm will impact upon the farm site.

To the north east side is Church House, however with no additional openings facing onto Church House. It is considered on balance the proposal would not cause an adverse amenity impact on this neighbour beyond what they might reasonably expect to enjoy. The side garage will be removed and a side patio area introduced, however this not considered to impact upon amenity. The owner of Church House has requested discussions about boundary treatment and a note can be added as such.

No.1 Jean Street is to the south east, and contains a recent addition of a rear garden outbuilding on higher land than the application site, also No.1 has side facing windows. The application site is no closer than the existing dwelling. The rear garden will adjoin an existing garden, which is acceptable. The separation distances are acceptable. The ground floor rear windows will serve a kitchen and living room, which is considered acceptable. The first floor windows will serve landing areas and bathrooms, and thus no direct overlooking. It is considered on balance the proposal would not cause an adverse amenity impact on this neighbour beyond what they might reasonably expect to enjoy.

To the South west is a bungalow which is No.139 New Street, and the front of the proposed dwelling would be 11.5metres to the side of 139. The four bungalows to which 139 forms a row have parking spaces, to which the development should not impact upon in an unacceptable manner. The proposed access will be opposite the side elevation however is considered acceptable. The bungalow along with the adjoining bungalows, are owned by the Council and the housing team have raised no objection.

Representations have set out that the side vehicle access onto Jean Street, will cause issues on Jean Street, and this will be covered later in the report. The scheme on balance is not considered to impact upon other dwellings in an unacceptable manner.

As set out in Appendix 3 a single dwelling is proposed in the rear garden. The dwelling has not been determined and thus not constructed at the time of determining the application. It is considered that the proposal would not lead to an unacceptable amenity impact if this dwelling had been constructed, given the existing openings.

The future occupiers have to be considered. The garden areas whilst small are considered to be being acceptable on balance. The separation distances to the neighbouring properties is acceptable and therefore allow a level of amenity and privacy. The layout of the dwelling with regards to living arrangements is considered to be acceptable.

A condition can be added to any approval for no additional openings, and the scheme on balance is not considered to impact upon other dwellings in an unacceptable manner. Overall the proposal is not considered to result in a loss of amenity, privacy or loss of light that would result in an unacceptable impact upon the neighbouring properties. The proposal complies with the Core Strategy and paragraph 17 of the NPPF.

Highways, parking and sustainability

The main objection and concern of the neighbours is the vehicle access to the site. It should be noted that the Highways Authority raise no objections to the scheme, subject to conditions and notes as set out later in the report.

The proposal will create 2 off road spaces, in addition to the existing 2 off road parking spaces, so that each dwelling has 2 vehicle spaces. The scheme meets parking standards for the Council. Representations have highlighted parking issues in the area. The site access is likely to result in the loss of two on road parking spaces, and in effect removing any parking at the junction of Jean Street and New Street. Jean Street is a narrow road and serves a number of properties and one additional dwelling is not considered to lead to a detrimental impact upon parking. If this application and the new dwelling to the rear of Redlands is constructed then three on road parking spaces could be lost, however as raised by the representations Jean Street is narrow, and this could result in fewer vehicles close to the junction and improving road safety.

Representations have raised comments about emergency vehicle access to the road, however the Council does not consult the NHS and the site is below the threshold for Fire Service consultation. It is considered that the existing situation for emergency vehicles will not change with a new dwelling and any construction work would have to be carried out off the highway. Representations have raised concerns over building work, but it would be for a short period, and a condition can be set out covering the construction times.

Jean Street is a D class road. The access to the site is within an existing residential area, and is close settlement with access to a local shop and facilities. The site is near bus routes with links to the surrounding areas. The site is considered to be sustainable and thus in compliance with the NPPF.

Design and siting

The design of the front extension is in keeping and appropriate to the area, given the main frontage is from New Street. The local area contains a range of dwelling materials, with Jean Street being terraced dwellings. The area is a mix of old and new dwellings.

The proposal will lead to a modern design, contemporary design considering the surrounding architecture and design features.

The Councils Core Strategy policy NW12 sets out that developments should demonstrate a high quality of sustainable design that positively improve the individual settlement's character; appearance and environmental quality of an area. In this case the scheme is considered to comply with NW12.

Heritage

The application site has a boundary with a Listed Building. Church House to the north east is Listed. Below are relevant photos of the building.



The demolition of the existing element is welcomed and will improve the impact of the application dwelling as extended to the front.

The scheme can be supported given the positive effect on the historic architecture of the listed building. The current proposal is not considered to cause harm beyond that of the existing arrangement, thus the heritage asset is preserved with a positive enhancement. The proposal is considered to lead to less than substantial harm upon the heritage asset. The boundary treatment is not known, but can be conditioned. The setting and impact upon the heritage asset is a material consideration as covered by paragraph 132 of the NPPF 2012. The Councils policy NW14 of the Core Strategy, seeks to protect and enhance the heritage asset, and that redundant historic buildings will be re used.

Other issues

The dwelling can accommodate a bin storage area to the frontage. Representations received have questioned how many times revised plans can be provided and the consultation process. The planning department have carried out consultation in the correct manner and any neighbours who made a representation have been consulted with revised plans. The agent is allowed to submit revised drawing during the determination process, in order to overcome any objection and comments. Any proposal

on a neighbouring site, would have to be considered at the time of submission. Any power distribution issues along the street are not material to planning and are covered by the relevant body. A 2008 withdrawn application

Overall

The application should be supported subject to conditions.

Recommendation

That the application be **Granted** subject to conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plan numbered 375/216/02 REV E received by the Local Planning Authority on 14 March 2017.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. No development shall be commenced before details of the facing bricks, roofing tiles, external render, external materials and surfacing materials to be used have been submitted to and approved by the Local Planning Authority in writing. The approved materials shall then be used.

REASON

In the interests of the amenities of the area.

4. Before occupation of the dwellinghouses a landscaping scheme shall be submitted to the Local Planning Authority for approval. The scheme shall include boundary treatments.

REASON

In the interests of the amenities of the area.

5. No work relating to the construction of the development hereby approved, including works of preparation prior to operations, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall remain in operation during the length of construction.

REASON

To protect the amenities of nearby residential property.

6. No development shall commence until full details of the surfacing, drainage and levels of the car parking and manoeuvring areas as shown on the approved plan have been submitted to and approved in writing by the Council. No unit shall be occupied until the areas have been laid out in accordance with the approved details and such areas shall be permanently retained for the parking and manoeuvring of vehicles, and shall not be constructed in such a manner as to reduce the effective capacity of any highway drain or permit surface water to run off the site onto the public highway.

REASON

In the interests of the amenities of the area and safety on the public highway.

7. No development whatsoever within Class A, B and C of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall not commence on site.

REASON

In the interests of the amenities of the area.

8. No additional opening shall be made other than shown on the plan hereby approved, nor any approved opening altered or modified in any manner.

REASON

To protect the privacy of the occupiers of adjoining properties.

9. The ground floor north western facing WC window and the south eastern facing first floor bathroom windows shall be permanently glazed with obscured glass which shall provide a minimum degree of obscurity equivalent to privacy level 4 or higher and shall be maintained in that condition at all times. For the avoidance of doubt privacy levels are those identified in the Pilkington Glass product range. The obscurity required shall be achieved only through the use of obscure glass within the window structure and not by the use of film applied to clear glass.

REASON

To protect the privacy of the adjoining property and to prevent overlooking.

10. All planting, seeding or turfing comprised in the approved details of landscaping as covered by condition 4 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON

In the interests of the amenities of the area.

11. The development shall not be occupied until visibility splays have been provided to the existing vehicular access to the site, passing through the limits of the site fronting the public highway, with an 'x' distance of 2.4 metres and 'y' distances of 25.0 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

REASON

In the interests of the amenities of the area and safety on the public highway.

12. Access for vehicles to the site from the public highway shall not be made other than at the positions identified on the approved drawing, number 375/216/02 Rev E, and shall not be used unless public highway footway crossings have been laid out and constructed in accordance with the standard specification of the Highway Authority.

REASON

In the interests of the amenities of the area and safety on the public highway.

13. The development shall not be occupied until visibility splays have been provided to the new vehicular access to the site from Jean Street, passing through the limits of the site fronting the public highway, with an 'x' distance of 2.0 metres and 'y' distances of 35 metres looking left and 14 metres looking right, to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

REASON

In the interests of the amenities of the area and safety on the public highway.

14. The development shall not be occupied until pedestrian visibility splays have been provided to the vehicular accesses to the site with an 'x' distance of 2.4 metres, and 'y' distances of 2 metres, as measured to the near edge of the public highway footway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway

REASON

In the interests of the amenities of the area and safety on the public highway.

15. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal fitting out, shall take place before the hours of 0700 nor after 1900 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

REASON

To protect the amenities of the occupiers of nearby properties during the construction period.

16. All materials obtained from demolition shall be permanently removed from the site within twenty eight days of demolition being commenced.

REASON

In the interests of the amenities of the area.

Notes

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.

2. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at www.communities.gov.uk/publications/planningandbuilding/partywall.

3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues, by suggesting amendments to improve the quality of the proposal negotiations. As such it is considered that the Council has implemented the requirement set out in paragraphs 186 and 187 of the National Planning Policy Framework.

4. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow - so far as is reasonably practicable - from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

5. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness are going to / or being collected from the local schools.

6. The Highways Authority have requested that the development hereby permitted shall not commence or continue unless measures are in place to prevent/minimise the spread of extraneous material onto the public highway by the wheels of vehicles using the site and to clean the public highway of such material.

7. The Highways Authority has set out that deliveries and collections associated with the construction of the proposed development shall not occur during peak periods on the highway network (08:00 - 09:00 and 17:00 - 18:00) or during periods when children are going to / or being collected from the local schools.

8. Wildlife and Countryside Act 1981 - Birds. Please note that works to trees must be undertaken outside of the nesting season as required by the Wildlife and Countryside Act 1981. All birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions. It is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built, or to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed for an offence under the Wildlife and Countryside Act - in respect of a single bird, nest or egg - is a fine of up to £5,000, and/or six months' imprisonment. You are advised that the official UK nesting season is February until August.

9. Condition number 12 requires works to be carried out within the limits of the public highway. Before commencing such works the applicant/developer must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team. This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer. The Area Team may be contacted by telephone: (01926) 412515. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant/developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

10. The applicant/agent is advised to discuss the new boundary details between Redlands and Church House, before the submission of a landscape plan.

11. You are advised to maintain a bin store for each dwelling - both capable of holding 3 x 240L wheelie bins. These could be sited adjacent to the curtilage of the property or at any other location if a hardstanding was provided at the curtilage for presentation on collection day.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2016/0642

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	11/11/16
2	Warwickshire Police	Consultation response	8/12/16
3	NWBC Streetscape	Consultation response	8/12/16
4	NWBC Housing	Consultation response	15/12/16
5	NWBC Env Health	Consultation response	23/12/16
6	WCC Archaeology	Consultation response	4/1/17
7	WCC highways	Consultation response	9/1/17
8	WCC Highways	Consultation response	16/2/17
9	WCC Highways	Consultation response	14/3/17
10	Neighbour - 5 Jean Street	Representation	3/1/17
11	Neighbour - Church House	Representation	25/1/17
12	Neighbour- 5 Jean Street	Representation	13/2/17
13	Neighbour- 5 Jean Street	Representation	13/3/17
14	Neighbour- 5 Jean Street	Representation	14/3/17
15	Case officer	Email and Letter to neighbour	4/1/17
16	Case officer	Email to agent	20/1/17
17	Case officer	Email to agent	30/1/17
18	Case officer	Email to neighbour	13/2/17
19	Agent	Email to case officer	23/2/17
20	Case officer	Emails to agent and neighbour	14/3/17
21	Agent	Email to case officer	14/3/17
22	Case officer	Email to agent	14/3/17
23	Agent	Email to case officer	14/3/17
24	Case officer	Email to neighbour	15/3/17
25	Case officer	Email to agent	22/11/16
26	Agent	Email to case officer	25/11/16
27	Case officer	Email to agent	8/12/16
28	Agent	Email to case officer	8/12/16
29	Case officer	Email to NWBC Streetscape	8/12/16
30	NWBC Streetscape	Email to case officer	8/12/16
31	Case officer	Email to agent	9/12/16
32	Case officer	Email to neighbour	4/1/17
33	Case officer	Email to agent	9/1/17
34	Agent	Email to case officer	20/1/17
35	Case officer	Email to agent	24/1/17
36	Agent	Email to case officer	25/1/17
37	Case officer	Emails to agent	25/1/17
38	Case officer	Email to NWBC landscape officer	30/1/17

39	Neighbour	Email to case officer	12/2/17
40	Case officer	Email to neighbour	13/2/17
41	Case officer	Email to agent	16/2/17
42	Case officer	Email to agent	21/2/17
43	Case officer	Email to agent	14/3/17
44	Case officer	Email to neighbour	15/3/17
45	Case officer	Email to agent	17/3/17
46	Case officer	Email consultation to Councillors	15/3/17

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

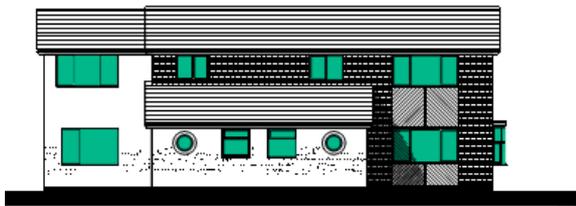
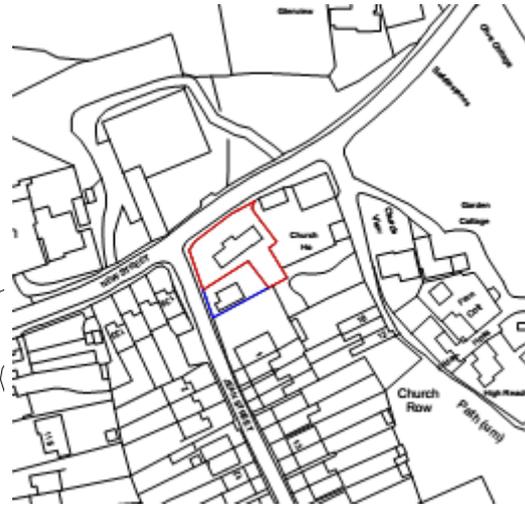
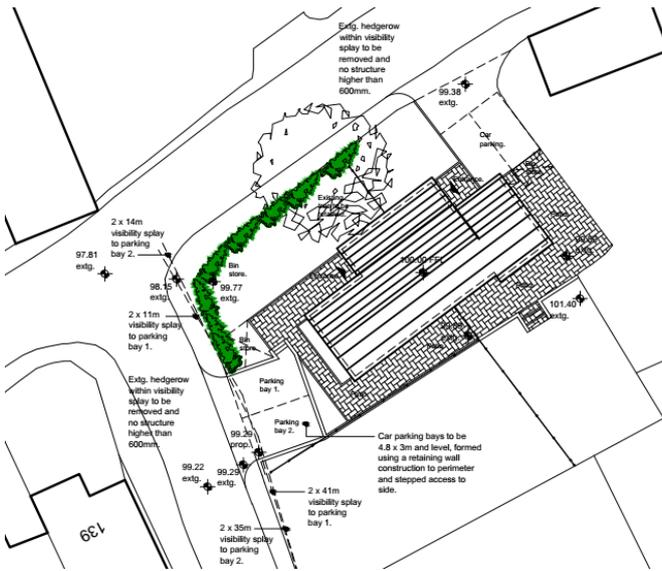
A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

Appendix 1 - photos





Appendix 2 – Plans



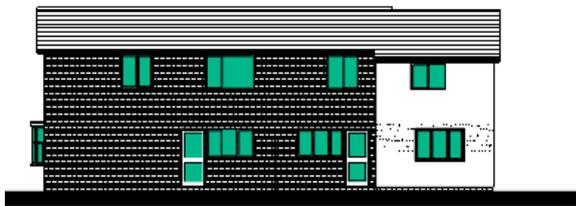
Proposed North West elevation.

Scale 1:100



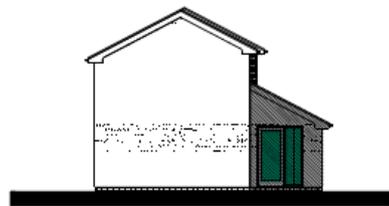
Proposed South West elevation.

Scale 1:100



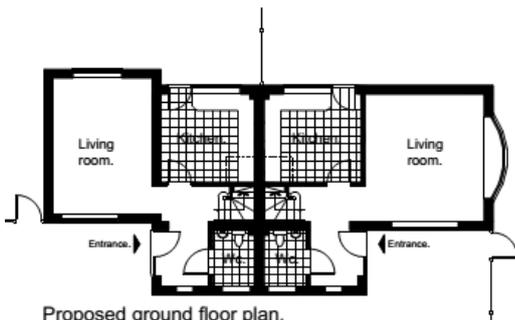
Proposed South East elevation.

Scale 1:100



Proposed North East elevation.

Scale 1:100



Proposed ground floor plan.

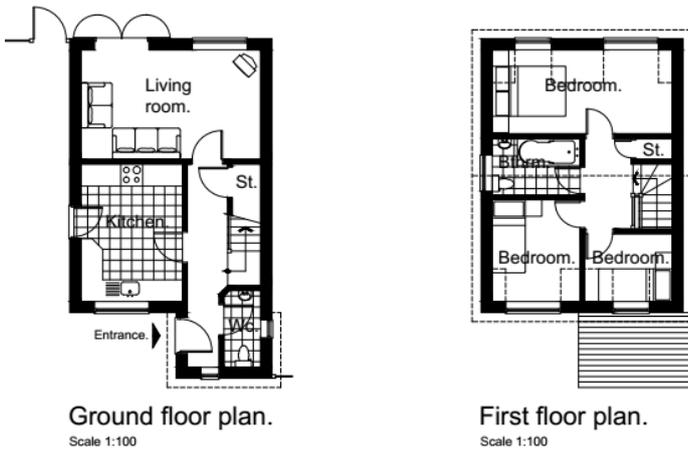
Scale 1:100



Proposed first floor plan.

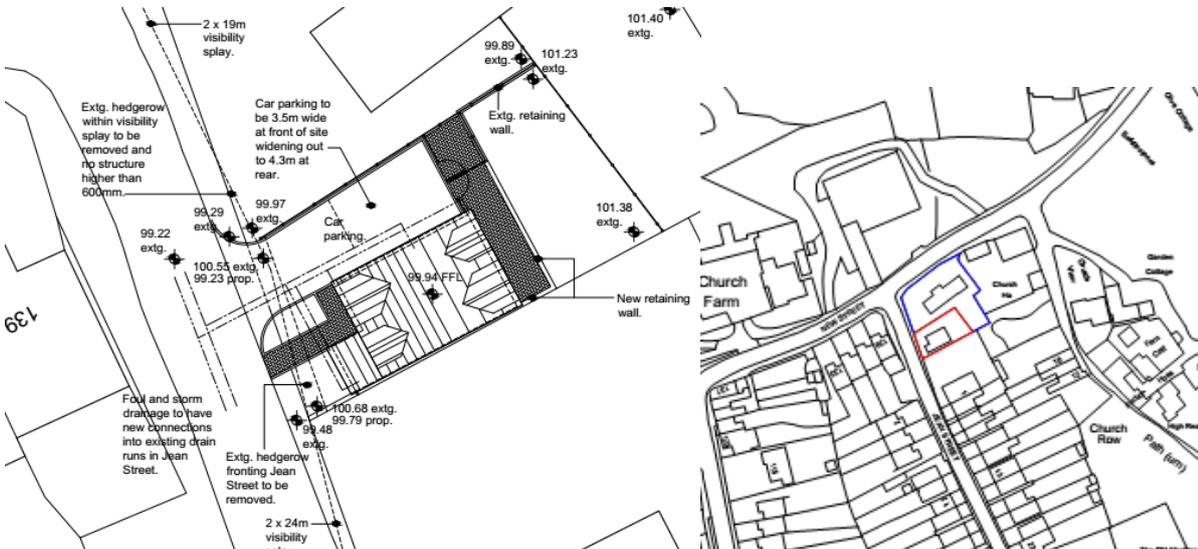
Scale 1:100

Appendix 3 – plans for PAP/2016/0643



Section along Jean Street.

Scale 1:100



(6) Application No: PAP/2016/0643

Land Adjacent to Redlands, with access onto Jean Street, New Street, Baddesley Ensor, CV9 2DL

Erection of 3 bedroom house with vehicle parking, for

Mr Gary Morton

Introduction

The application is brought before the board, following member request given the access issues related to the development and the level of public interest.

The Site

This is an area of land which measures approximately 0.017 hectares in area and is located within the development boundary. The site is to the rear of a dwelling known as Redlands on New Street, with the proposed access off Jean Street. The residential area is made up of dwellings of varying styles, designs and ages on a mixture of plot sizes. The Application Site currently consists as part of the residential garden to Redlands, which is a detached dwelling.

The boundary of the site to Jean Street is marked by hedging. Below is a streetscene view of the junction of Jean Street and New Street. The Application Site is rectangular in shape and rises up from Jean Street. To the north east is a Listed Building, but it is not adjoining the red line application site. To the south of the site is a residential garden, and opposite to the west are bungalows. Baddesley has a small range of shops, and local facilities, with bus routes.

Photos of the site and area can be viewed in Appendix 1.



Images taken off www.google.co.uk

The Proposal

It is proposed to construct one 3 bedroom house with vehicle parking, off Jean Street.

The proposed dwelling will have a front elevation that fronts Jean Street. The dwelling would have a rear garden, side parking for two vehicles. The two storey element of the dwelling would be 6.5 metres high to the roof ridge.

The dwelling would be slightly below the existing ground level and the relevant plan can be viewed in Appendix 2. The design of the dwelling is cottage style with the first floor windows being partly in the eaves with dormer style features in the roof space. The materials and landscaping is not known, but are likely to be in keeping with the area. The boundary hedge would be removed so to provide highway visibility. The foul and storm drainage is to connect into existing sewer.

The relevant plans can be viewed in Appendix 2.

Background

The main host dwelling of Redlands was approved in the 1970s. An application was submitted in 2008 for three dwellings on the land between Redlands and 1 Jean Street, however it was withdrawn. A separate application has been submitted for the conversion of the existing dwelling into two dwellings, with a first floor side extension, front extension, internal alterations and new parking arrangements (PAP/2016/0642), to which the plans can be viewed in Appendix 3.

The site is part owned by 1 Jean Street, and a relevant notice has been served.

Development Plan

North Warwickshire Core Strategy 2014 – NW1 (Sustainable Development); NW2 (Settlement Hierarchy); NW4 (Housing Development); NW5 (Split of Housing Numbers); NW6 (Affordable Housing Provision); NW10 (Development Considerations); NW11 (Renewable Energy and Energy Efficiency); NW12 (Quality of Development); NW13 (Natural Environment); NW15 (Nature Conservation).

Saved Policies of the North Warwickshire Local Plan 2006 - Core Policy 2 (Development Distribution), ENV6 (Land Resources); ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design), HSG2 (Affordable Housing), HSG4 (Densities), TPT2 (Traffic Management and Traffic Safety); TPT3 (Access and Sustainable Travel and Transport), TPT6 (Vehicle Parking).

2016 Draft Local Plan

Other Relevant Material Considerations

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

Supplementary Planning Guidance: - The Council's SPG – A Guide for the Design of Householder Developments – Adopted September 2003

Local Finance Considerations: New Homes Bonus (NHB), Community Infrastructure Levy (CIL)

Consultations

Site notice expired – 14/12/2016

WWC Highways – no objection subject to conditions and notes

Environmental Health – no comments

NWBC Forward Plans – no response

NWBC Streetscape – no objection but making comments on location of bins.

WCC Archaeology – Request Archaeology condition

NWBC Trainee Heritage Assistant – As site not adjacent to boundary of Listed Building, not considered heritage asset impact.

Representations

Parish Council – no response

Neighbours – objections and comments from Church House, The Common; 9 Jean Street; 5 Jean Street;

Highways

- Major highway problems on Jean Street and New Street.
- Traffic congestion on Jean Street, leading to vehicles having to park on New Street.
- There is very little parking space in this cul-de-sac despite most of the householders parking on their front drives. Access to the street can be very restricted particularly for delivery vehicles. There have been occasions when ambulances have had difficulty in negotiating the parked cars, generally having to reverse onto new street, which is a very difficult and potentially dangerous. The building of this property would generate more traffic and reduce the amount of on road parking, adding to the congestion.
- Loss of three parking spaces on Jean Street, leading to local tensions.
- Vehicles having to reverse out on Jean Street, due to limited turning space.
- Concerns over construction traffic will lead to further issues.
- The street has issues with emergency vehicles accessing Jean Street.

Design

- The design is not in keeping with the area.

Other issues

- The remainder of the site could be developed.
- The building of this one house will do little to add to the housing stock or alleviate the housing shortage in this area. There are already significant developments, actual or planned, in the areas of Grendon, Dordon, Polesworth and Tamworth.
- Concerned that not all residents on Jean Street have been consulted.
- Application description was not correct.
- 2008 application needs to be considered.
- Disruption of one dwelling would impact upon the area and Jean Street.
- The applicant does not live in the area.
- Recent loss of power to Jean Street, and concern that a new dwelling could further impact upon services.

Revised drawing of March 2017 – comments/objection;

- The properties proposed in the conversion of Redlands to two properties, accessing their driveway from Jean Street rather than New Street would be worse for all concerned than the previous plans to have the access form New Street. Removing any on street parking spaces from Jean Street will only exacerbate an already overstretched parking situation in Jean Street.
- The properties proposed in the conversion of Redlands to two properties, accessing their driveway from Jean Street rather than New Street would be worse for all concerned than the previous plans to have the access form New Street. Removing any on street parking spaces from Jean Street will only exacerbate an already overstretched parking situation in Jean Street.
- Present an overdevelopment of the site, and fail to consider the sizeable parking issues within the area. They also fail to consider the inconvenience to the residents of Jean Street, and the already stressed access issues regarding emergency services, and residents and visitors.
- What amendment shave been made, on the revised plans. Nothing to address the overdevelopment of the site, the inconvenience to the residents, or any attempt to make the proposed new dwellings more visually appropriate to the vernacular.
- How many attempts to revise the scheme does the agent/ applicant have to change the application?

Observations

The determination of this application rests on balancing the relevant policies of the Core Strategy with includes the saved Local Plan and the NPPF.

The proposal for one additional dwelling within Baddesley does accord with the Council's Core Strategy 2014 and the relevant saved policy in the Local Plan. The starting position is therefore a presumption that the application can be supported.

Housing

Baddesley is within a Category 3A settlement with a development boundary as covered by policy NW2 of the Core Strategy. The site is within the development boundary. As members are aware that new dwellings are required between 2011 and 2029 with some 3650 dwellings need to constructed, however the Council does not have a current 5 year land supply and the need for dwellings here would help meet the need for house building in the borough. The draft Local Plan 2016 sets out the need for 5280 dwellings.

This is therefore sustainable development and should thus be approved in principle.

As the proposal here is for one dwelling policy NW6, sets out that 20% should be affordable. However under recent changes to national guidance, sites under ten dwellings are not required to provide any off site contribution.

The NPPF under paragraph 53 covers garden development, however the Council does not have a policy for garden development. However, each case is taken on its own merits, and is considered as part of the policies of the Core Strategy. The proposal is for a single dwelling in part of the read garden of Redlands, and is considered acceptable to this part of the Core Strategy and NPPF.

Amenity

The dwelling site is an existing garden and is within an existing established residential area, and the site is visible from the public realm. The application site is to the bottom of the existing road and opposite the side of a bungalow (139 New Street). A proposed dwelling will take up at least one parking spaces on the road and any construction work will be for a short period and could lead to additional vehicles being parked, however the majority of the construction work takes place during the day when normally people are at work, thus reducing the potential impact upon Jean Street.

The development would not lead to any greater impact upon the emergency services than is currently in place, it is considered. It is noted that the loss of one space could lead to additional parking problems, however one additional vehicle space lost is not considered a reason for refusal. The proposed dwelling will create two off road parking spaces. Jean Street is a cul de sac so all vehicles have to pass the application site upon entry and leaving Jean Street.

Below are photos of parking towards the bottom of Jean Street, in the area of the application site.



Below are images taken off www.google.co.uk during the day shows the parking arrangements along Jean Street. The dwellings do have off road parking areas.



No. 1 Jean Street is to the side of the application site and has been extended. No.1 does have a side facing windows facing towards the side garden and towards the application site. The application will have one small ground floor WC window. The gap between the side of No.1 and the application site is around 12.5 metres. No.1 it was noted has a rear garden outbuilding, and the proposed dwelling will have rear first floor windows which could lead to overlooking. The rear garden at present is overlooked from

neighbouring properties. It is considered on balance the proposal would not cause an adverse amenity impact on this neighbour beyond what they might reasonably expect to enjoy.

The main impact of the scheme would be upon Redlands, New Street to which the proposal is within the rear garden, and is to the north/north east of the application site and is currently one dwelling. Through a separate application it is proposed to be converted into 2 dwellings and the plans can be viewed in Appendix 3. At present the main windows to Redlands on the ground and first floor are to the front and side, with secondary windows to the rear. The proposed conversions will have main windows to the front and side, with ground floor rear kitchen and rear first floor bathroom and land area windows. The proposed dwelling will be 6 metres from the rear of Redlands, whilst not ideal, given the existing opening is acceptable. The rear windows to the proposed dwelling will overlook the garden area to the eastern dwelling of Redlands, given a distance of 7 metres to the rear fence line. The land level will be raised. It is considered on balance to be acceptable with regards to amenity. It is considered that the rear elevation first floor will not lead to any additional overlooking issues, given the windows serve bathrooms and landing area at Redlands.

To the north east side is Church House, but is not an adjoining land boundary. The opening to the rear of the proposed dwelling, are considered on balance would not cause an adverse amenity impact on this neighbour beyond what they might reasonably expect to enjoy.

To the South west is a bungalow which is No.139 New Street, and the front of the proposed dwelling would be 11.5metres to the side of 139. The four bungalows to which 139 forms a row have parking spaces, to which the development should not impact upon in an unacceptable manner. Below is a photo of the rear of 139.



The proposal will look towards the rear access area. It is considered on balance the proposal would not cause an adverse amenity impact on this neighbour beyond what they might reasonably expect to enjoy. The bungalow along with the adjoining bungalows, are owned by the Council and the housing team have raised no objection.

The future occupiers of the proposed dwelling have to be considered. The garden area is small but acceptable. The dwelling and garden area will be overlooked given the existing residential area and the changes to the topography of the land. The separation distances to the neighbouring properties is acceptable and therefore allow a level of amenity and privacy. The layout of the dwelling with regards to living arrangements is considered to be acceptable.

A condition can be added to any approval for no additional openings, and the scheme on balance is not considered to impact upon other dwellings in an unacceptable manner. Overall the proposal is not considered to result in a loss of amenity, privacy or loss of light that would result in an unacceptable impact upon the neighbouring properties. The proposal complies with the Core Strategy and paragraph 17 of the NPPF.

Highways, parking and sustainability

The main objection and concern of the neighbours is the vehicle access to the site. It should be noted that the Highways Authority raise no objections to the scheme, subject to conditions and notes as set out later in the report.

The proposal will create 2 off road spaces, for the dwelling, which is considered to be acceptable and provide enough space so not leading to off-site parking and meeting parking standards for the Council. Representations have highlighted parking issues in the area. The site access is likely to result in the loss of one on road parking space. Jean Street is a narrow road and serves a number of properties and one additional dwelling is not considered to lead to a detrimental impact upon parking.

Representations have raised comments about emergency vehicle access to the road, however the Council does not consult the NHS and the site is below the threshold for Fire Service consultation. It is considered that the existing situation for emergency vehicles will not change with a new dwelling and any construction work would have to be carried out off the highway. Representations have raised concerns over building work, but it would be for a short period, and a condition can be set out covering the construction times.

Jean Street is a D class road. The access to the site is within an existing residential area, and is close settlement with access to a local shop and facilities. The site is near bus routes with links to the surrounding areas. The site is considered to be sustainable and thus in compliance with the NPPF.

Design and Siting

The main frontage to Jean Street will contain a brick and tile finish. The local area contains a range of dwelling materials, with Jean Street being terraced dwellings. The design and appearance of the new dwelling would be different to the surrounding two storey dwellings in Jean Street, however be of a similar height to Redlands. However it is not considered to carry weight to support a refusal

The design is modern contemporary, and designed with first floor windows within the eaves to reduce the height and visual impact. It will have good architectural features. The area is a mix of old and new dwellings. The proposal will lead to a modern design, contemporary design considering the surrounding architecture and design features.

The siting of the dwelling is visible in the streetscene given the siting. Core Strategy policy NW12 sets out that developments should demonstrate a high quality of sustainable design that positively improve the individual settlement's character; appearance and environmental quality of an area. In this case the scheme is considered to comply with NW12.

Heritage

The application site is close to a Listed Building, but not adjoining the boundary. The setting and impact upon the heritage asset is a material consideration as covered by paragraph 132 of the NPPF 2012. The Councils policy NW14 of the Core Strategy, seeks to protect and enhance the heritage asset, and that redundant historic buildings will be re used. It is considered that on balance that the proposal will seek to preserve

the adjoining Listed Building. The Listed Building occupies a prominent position, it is surrounded by residential development of varying ages, styles and sizes. It is not considered the proposed development will have an adverse impact on the setting for the reasons outlined above. As a result, the proposal is considered to meet the requirements of Section 12 of the NPPF, Policy ENV16 of the Local Plan and Policy NW14 of the Core Strategy. The harm would be less than substantial it is considered.

Other issues

The dwelling can accommodate a bin storage area to the frontage. Representations received have questioned how many times revised plans can be provided and the consultation process. The planning department have carried out consultation in the correct manner and any neighbours who made a representation have been consulted with revised plans. The agent is allowed to submit revised drawing during the determination process, in order to overcome any objection and comments. Any proposal on a neighbouring site, would have to be considered at the time of submission. Any power distribution issues along the street are not material to planning and are covered by the relevant body. A 2008 withdrawn application

Overall

The proposal for one new dwelling in the development boundary is acceptable. The proposal is considered to be acceptable with regards to highways and other matters as set out the report.

Recommendation

That the application be **GRANTED** subject to conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plan numbered 375/216/03 REV D received by the Local Planning Authority on 14 March 2017.

REASON

To ensure that the development is carried out strictly in accordance with the approved plans.

3. No development shall be commenced before details of the facing bricks, roofing tiles, external materials and surfacing materials to be used have been submitted to and approved by the Local Planning Authority in writing. The approved materials shall then be used.

REASON

In the interests of the amenities of the area.

4. Before occupation of the dwellinghouses a landscaping scheme shall be submitted to the Local Planning Authority for approval.

REASON

In the interests of the amenities of the area.

5. No work relating to the construction of the development hereby approved, including works of preparation prior to operations, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall remain in operation during the length of construction.

REASON

To protect the amenities of nearby residential property.

6. Notwithstanding the plans submitted no development shall commence until full details of the surfacing, drainage and levels of the car parking and manoeuvring areas as shown on the approved plan have been submitted to and approved in writing by the Council. The unit shall not be occupied until the areas have been laid out in accordance with the approved details and such areas shall be permanently retained for the parking and manoeuvring of vehicles, and shall not be constructed in such a manner as to reduce the effective capacity of any highway drain or permit surface water to run off the site onto the public highway.

REASON

In the interests of the amenities of the area and safety on the public highway.

7. 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 work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork shall be 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 Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

REASON

To ensure the recording of any items of archaeological interest.

8. No development whatsoever within Class A, B and C of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall not commence on site.

REASON

In the interests of the amenities of the area.

9. No additional opening shall be made other than shown on the plan hereby approved, nor any approved opening altered or modified in any manner.

REASON

To protect the privacy of the occupiers of adjoining properties.

10. Any side facing door and window shall be permanently glazed with obscured glass which shall provide a minimum degree of obscurity equivalent to privacy level 4 or higher and shall be maintained in that condition at all times. For the avoidance of doubt privacy levels are those identified in the Pilkington Glass product range. The obscurity required shall be achieved only through the use of obscure glass within the window structure and not by the use of film applied to clear glass.

REASON

To protect the privacy of the adjoining property and to prevent overlooking.

11. All planting, seeding or turfing comprised in the approved details of landscaping as covered by condition 4 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON

In the interests of the amenities of the area.

12. The development shall not be occupied until visibility splays have been provided to the vehicular access to the site, passing through the limits of the site fronting the public highway, with an 'x' distance of 2.0 metres and 'y' distances of 24 metres looking left and 19 metres looking right to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

REASON

In the interests of the amenities of the area and safety on the public highway.

13. Access for vehicles to the site from the public highway shall not be made other than at the position identified on the approved drawing, number 375/216/03 Rev D, and shall not be used unless a public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority

REASON

In the interests of the amenities of the area and safety on the public highway.

14. The development shall not be occupied until pedestrian visibility splays have been provided to the access to the site with an 'x' distance of 2.4 metres, and 'y' distances of 2 metres, as measured to the near edge of the public highway footway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

REASON

In the interests of the amenities of the area and safety on the public highway.

15. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal fitting out, shall take place before the hours of 0700 nor after 1900 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

REASON

To protect the amenities of the occupiers of nearby properties during the construction period.

Notes

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the consent of the owners of that land. You would be advised to contact them prior to the commencement of work.
2. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at www.communities.gov.uk/publications/planningandbuilding/partywall.
3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through seeking to resolve planning objections and issues, by suggesting amendments to improve the quality of the proposal negotiations. As such it is considered that the Council has implemented the requirement set out in paragraphs 186 and 187 of the National Planning Policy Framework.
4. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow - so far as is reasonably practicable - from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.
5. Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness are going to/or being collected from the local schools.
6. The Highways Authority have requested that the development hereby permitted shall not commence or continue unless measures are in place to prevent/minimise the spread of extraneous material onto the public highway by the wheels of vehicles using the site and to clean the public highway of such material.
7. The Highways Authority has set out that deliveries and collections associated with the construction of the proposed development shall not occur during peak periods on the highway network (08:00 - 09:00 and 17:00 - 18:00) or during periods when children are going to/or being collected from the local schools.

8. Wildlife and Countryside Act 1981 - Birds. Please note that works to trees must be undertaken outside of the nesting season as required by the Wildlife and Countryside Act 1981. All birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions. It is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built, or to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. The maximum penalty that can be imposed for an offence under the Wildlife and Countryside Act - in respect of a single bird, nest or egg - is a fine of up to £5,000, and/or six months' imprisonment. You are advised that the official UK nesting season is February until August.

9. Condition number 13 requires works to be carried out within the limits of the public highway. Before commencing such works the applicant/developer must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team. This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer. The Area Team may be contacted by telephone: (01926) 412515. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant/developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2016/0643

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	11/11/2016
2	NWBC Streetscape	Consultation response	24/11/16
3	WCC Archaeology	Consultation response	2/12/16
4	WCC Highways	Consultation response	21/12/16
5	NWBC Environmental Health	Consultation response	21/12/16
6	WCC Highways	Consultation response	16/02/17
7	WCC Highways	Consultation response	14/03/17
8	Neighbour – Church House	Representation	5/12/16
9	Neighbour – 9 Jean Street	Representation	12/12/16
10	Neighbour – 5 Jean Street	Representation	12/12/16
11	Neighbour – 5 Jean Street	Representation	03/01/17
12	Neighbour – 5 Jean Street	Representation	13/02/17
13	Neighbour – 5 Jean Street	Representation	13/3/17
14	Neighbour – 5 Jean Street	Representation	14/03/17
15	Agent	Email to case officer	20/12/16
16	Case officer	Letter to neighbour	04/01/17
17	Case officer	Letter to neighbour	04/01/17
18	Case officer	Email to agent	20/01/17
19	Case officer	Email to agent	30/01/17
20	Case officer	Email to neighbour	13/02/17
21	Agent	Email to case officer	23/02/17
22	Neighbour and case officer	Emails including agent	14/03/17
23	Agent	Email to case officer	14/03/17
24	Case officer	Email to agent	14/03/17
25	Agent	Email to case officer	14/03/17
26	Case officer	Email to neighbour	15/03/17
27	Case officer	Email to agent	29/11/16
28	Case officer	Email to neighbour	12/12/17
29	Case officer	Email to neighbour	12/12/17
30	Case officer	Email to agent	15/12/17
31	Agent	Email to case officer	16/12/17
32	Case officer	Email to agent	20/12/17
33	Agent	Email to case officer	20/12/17
34	Case officer	Email to agent	20/12/17
35	Case officer	Email to NWBC Housing	7/2/17
36	NWBC Housing	Email to case officer	8/2/17
37	Case officer	Email to agent	16/02/17
38	Case officer	Email to agent	21/02/17
39	Neighbour	Email to case officer	13/03/17

40	Case officer	Email to agent	15/3/17
41	Agent	Email to case officer	15/03/17
42	Case officer	Email to agent	16/03/17
43	Case officer	Email to agent	16/03/17
44	Agent	Email to case officer	16/03/17
45	Case officer	Councillor consultation email	15/03/17

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

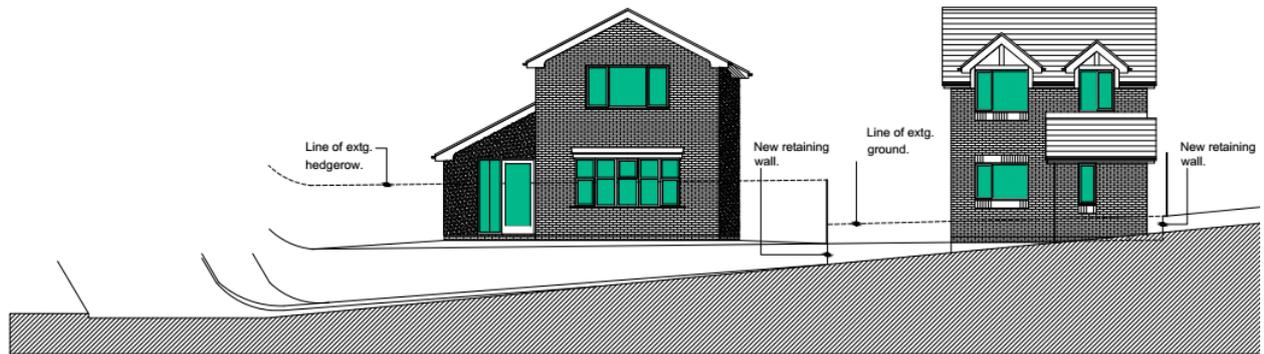
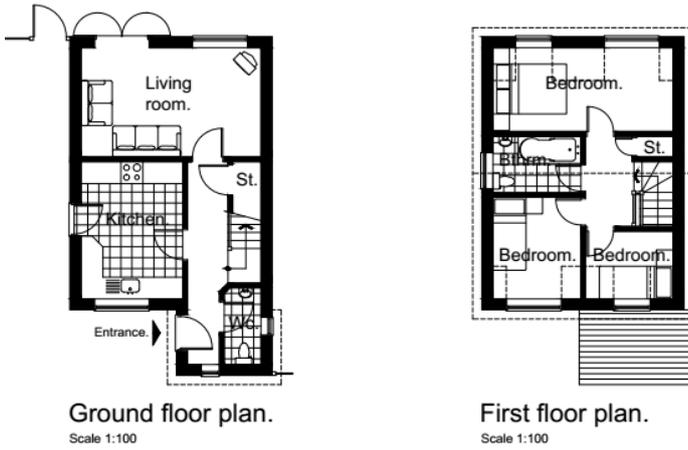
A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

Appendix 1 – photos



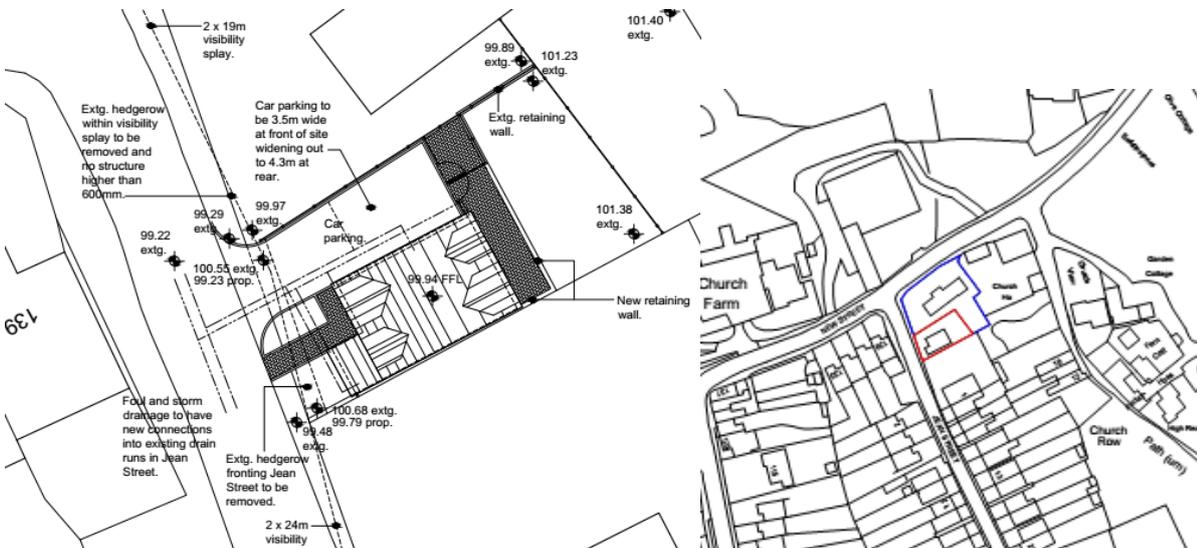


Appendix 2 – plans

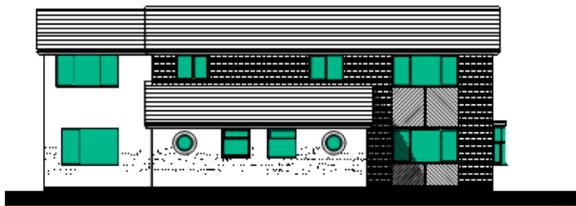
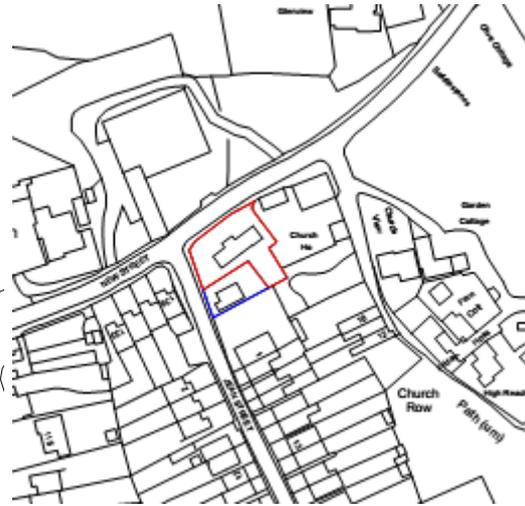
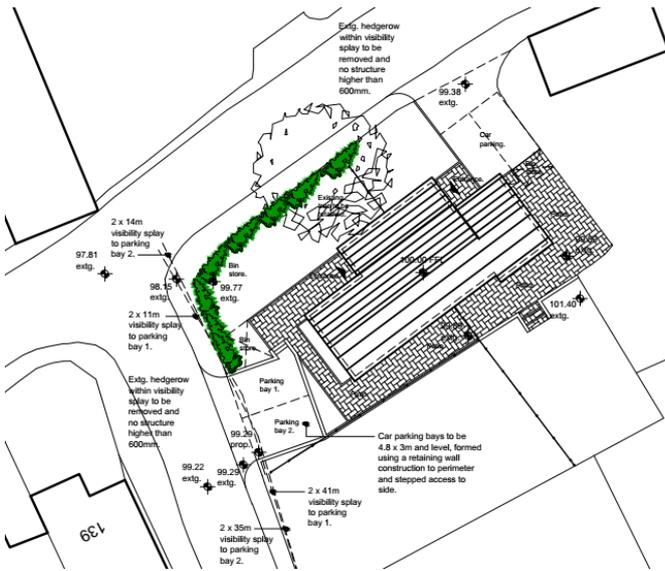


Section along Jean Street.

Scale 1:100



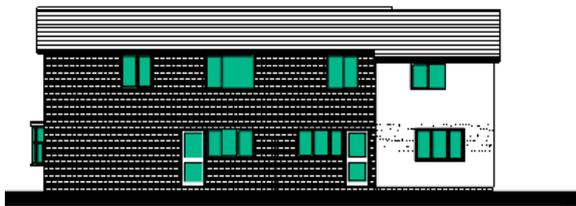
Appendix 3 – plans for PAP/2016/0642



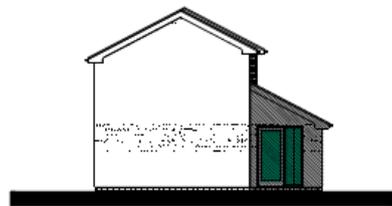
Proposed North West elevation.
Scale 1:100



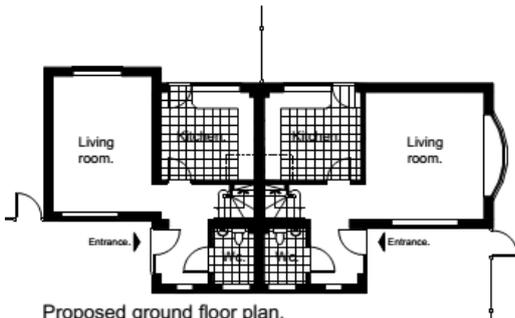
Proposed South West elevation.
Scale 1:100



Proposed South East elevation.
Scale 1:100



Proposed North East elevation.
Scale 1:100



Proposed ground floor plan.
Scale 1:100



Proposed first floor plan.
Scale 1:100