**List of Current Planning and Enforcement Appeals**
**October 2021**

Public Inquiries

| Reference | Address | Proposal and Decision Type | Officer | Key Deadlines | Date of Inquiry | Current Position |
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Informal Hearings

| Reference | Address | Proposal and Decision Type | Officer | Key Deadlines | Date of Hearing | Current Position |
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Written Representations

| Reference | Address | Proposal and Decision Type | Officer | Key Deadlines | Current Position |
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| W/19/1573/LB | Church Farmhouse, Woodway, Budbrooke | First Floor Extension<br>**Delegated** | George Whitehouse | Questionnaire: 13/3/21<br>Statement: 27/4/21 | Ongoing |

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| W/20/1732 | 13 North Close, Cubbington | First floor side extension **Delegated** | Emma Booker | Questionnaire: 14/6/21 Statement: 6/7/21 | Ongoing |
| W/20/1856 | 12 Helmsdale Road, Lillington | Hip to gable extension; side extension and dormer window **Delegated** | George Whitehouse | Questionnaire: 8/6/21 Statement: 30/6/21 | **Appeal Dismissed** |

The Inspector noted that the area is predominantly characterised by two storey semi-detached dwellings of similar design featuring hipped roofs providing a strong sense of symmetry which positively contributes to a harmonious character. He considered that the proposed hip to gable extension to the roof of both the original roof slope and the roof of the two-storey side extension would change the roof shape of the property, contrary to guidance contained in the Council's Residential Design Guide SPD which advises against introducing a gabled roof extension to an existing semi-detached hipped roof dwelling. He found that although the semi-detached pair of properties at Nos 12 and 14 is already unbalanced to some extent by the existing two storey extension to the side of the host property, the proposed hip to gable enlargement would further emphasize this unbalanced appearance by increasing the bulk of the roof structure of the host property. It would also disrupt the largely uniform roofscape on this side of Helmsdale Road and would therefore be an incongruous feature in the street scene.

Whilst the proposed dormer would be set in from the side boundaries and set down slightly from the main ridge, the Inspector noted that it would extend across almost the whole width of the rear roof slope, including the proposed gable roof, which is also contrary to advice in the SPD. While due to its positioning on the rear roof slope, the proposed dormer would not be prominent within the street scene of Helmsdale Road, it would be visible from the rear of the appeal property and from neighbouring gardens and would appear as a dominant addition and further distort the symmetry of the semi-detached pair.

The appellants referred the Inspector to a hip to gable extension at 9 Helmsdale Road on the other side of the road from the appeal site. The Inspector considered that n that case the gable roof appears to have been constructed over the original hipped roof while in contrast, the appeal proposal would see a hip to gable enlargement to both the original roof structure and the roof of the two-storey side extension and would therefore have a greater impact on the symmetry of the semi-detached pair of which it forms part.

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| The appellants also argued that a fallback position exists whereby a hip to gable extension can take place without the benefit of planning permission, which they argue would result in a very similar impact on the street scene when compared to the appeal proposal. However, in the absence of a LDC the Inspector considered there was no substantive evidence before him to demonstrate that a hip to gable extension could be carried out under permitted development rights or what form it would take. | | | | | |
| W/20/1428 | Land to the North of Bakers Lane, Knowle | Replacement dwelling<br>**Delegated** | Andrew Tew | Questionnaire: 19/8/21<br>Statement: 16/9/21 | Ongoing |
| W/20/1898 | The Bungalow, School Lane, Hunningham | Incorporation of adjacent allotment land into domestic curtilage<br>**Delegated** | Andrew Tew | Questionnaire: 19/8/21<br>Statement: 16/9/21 | Ongoing |
| W/20/1947 | Firs Cottage, Firs Lane, Haseley | Stabling and Hay Store<br>**Committee Decision in accordance with Officer Recommendation** | Andrew Tew | Questionnaire: 13/9/21<br>Statement: 11/10/21 | Ongoing |
| W/20/2161 | Land fronting Red Lane, Burton Green | Dwelling and Garage<br>**Delegated** | Andrew Tew | Questionnaire: 13/9/21<br>Statement: 11/10/21 | Ongoing |

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| W/21/0725 | Highway Verge, Primrose Hill, Woodloes Park | Prior Notification for 15m Phase 8 Monopole<br>**Delegated** | Andrew Tew | Questionnaire: 13/9/21<br>Statement: 11/10/21 | Ongoing |
| W/20/1392 | 27 Upper Cape, Warwick | 15 x Residential Apartments<br>**Delegated** | Helena Obremski | Questionnaire: 31/8/21<br>Statement: 26/9/21 | Ongoing |
| W/20/1895 | Terets Lodge, Rising Lane, 'Lapworth | Replacement Garage<br>**Delegated** | Jonathan Gentry | Questionnaire: 9/8/21<br>Statement: 31/8/21 | Ongoing |
| W/20/1332 | 52 High Street, Leamington | 48 Sheet Digital Advertisement<br>**Delegated** | Rebecca Compton | Questionnaire: 9/8/21<br>Statement: 31/8/21 | Ongoing |
| **New**<br>W/20/1764 | 8 Eastfield Road, Leamington | Change of use to 3 bed dwelling<br>**Delegated** | Andrew Tew | Questionnaire: 12/10/21<br>Statement: 9/11/21 | Ongoing |

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| **New** W/20/1888 | The Lyons Farmhouse, Rowington Green | Erection of 2 dwellings (Outline) **Delegated** | Andrew Tew | Questionnaire: 23/9/21 Statement: 21/10/21 | Ongoing |
| **New** W/20/2008 | Three Jays, Hampton Road, Hampton on the Hill | Single Storey Front Extension **Delegated** | George Whitehouse | Questionnaire: 27/9/21 Statement: 19/10/21 | Ongoing |
| **New** W/20/1934 | 10 Vicarage Road, Stoneleigh | Garden Room/Home Office **Delegated** | Jonathan Gentry | Questionnaire: 4/10/21 Statement: 26/10/21 | Ongoing |
| **New** W/20/2100 | 22 St Mary's Terrace, Leamington | Lawful Development Certificate for Use of Garages for Commercial Storage **Delegated** | Rebecca Compton | Questionnaire: 14/10/21 Statement: 11/11/21 | Ongoing |
| **New** W/21/0813 | Grove Park House, Hampton on the Hill | Prior Approval for the Enlargement of Dwelling House **Delegated** | Thomas Fojut | Questionnaire: 14/10/21 Statement: 5/11/21 | Ongoing |
| **New** W/21/0279 | 3 Strachey Avenue, Leamington | 2 Storey Eront Extension **Delegated** | Thomas Fojut | Questionnaire: 11/10/21 Statement: 2/11/21 | Ongoing |
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Enforcement Appeals

| Reference | Address | Issue | Officer | Key Deadlines | Date of Hearing/Inquiry | Current Position |
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| ACT 450/08 | Meadow Cottage, Hill Wootton | Construction of Outbuilding | RR | Statement: 22/11/19 | Public inquiry 1 Day | The inquiry has been held in abeyance |

Tree Appeals

| Reference | Address | Proposal and Decision Type | Officer | Key Deadlines | Date of Hearing/Inquiry | Current Position |
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