List of Current Planning and Enforcement Appeals
Early March 2022

Public Inquiries

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

Informal Hearings

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

Written Representations

Reference	Address	Proposal and Decision Type	Officer	Key Deadlines	Current Position
W/20/1764	8 Eastfield Road, Leamington	Change of use to 3 bed dwelling **Delegated**	Andrew Tew	Questionnaire: 12/10/21 Statement: 9/11/21	**Appeal Dismissed**

The Inspector noted that the red brick and hipped roof of the appeal building are consistent with the nearby buildings and neighbouring mews building and has been emulated in a newer development at the entrance to Eastfield Road. These design elements make for a visually appealing group of buildings. Consequently, he found that the building makes a positive contribution to the street scene which adds to the significance of the CA. The proposed development would involve the alteration of the hipped roof to create a gable end covered balcony to the southwest elevation of the building. The proposed development would be clearly visible from the street. The host building has a hipped roof on both elevations. The Inspector considered that the proposed alteration to one side would unbalance the building as a whole and draw attention to the roof alteration. Within this context, he found the roof alteration would be an unsympathetic addition in relation to the host building and would remove the hipped roof which is a characteristic feature of the mews that contributes positively to both the area and CA. The harm would be less than substantial but would not be outweighed by any public benefits.					
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
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
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

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
W/21/593	Austin Heath Retirement, Village, Gallagher Way, Warwick	Advertisements **Delegated**	Helena Obremski	Questionnaire: 25/10/21 Statement: 16/11/21	Ongoing
W/21/0543	3 Elizabeth Road, Leamington	Detached Garage **Delegated**	Jack Lynch	Questionnaire: 26/10/21 Statement: 16/11/21	Ongoing
W/21/0813	Grove Park House, Grove Park, Hampton On The Hill	Prior approval for an Additional Storey to a Dwelling House **Delegated**	Thomas Fojut	Questionnaire: 14/10/21 Statement: 5/11/21	Ongoing
W/21/1153	Highway Verge at Lillington Avenue, Leamington.	Prior approval for 15 metre Monopole and Associated Equipment **Delegated**	Andrew Tew	Questionnaire: 30/11/21 Statement: 28/12/21	**Appeal Allowed**
The Inspector considered that given the extensive tree cover behind the appeal site and in the immediate vicinity, the appeal site is likely to be in shade for much of the day, helping to limit the visibility of the proposal from the surrounding area. The proposed cabinets would be painted dark grey which would ensure they do not appear unduly prominent in views from passing vehicles,					

pedestrians or other road users. Though taller than nearby lampposts, he considered that the scale of the mast at 15m would not appear excessively large in the context of an area with numerous vertical features. Moreover, given the site's location on a relatively busy main road and close to a roundabout, views of the proposal would often be transitory from people passing the site, rather than it being a focal point in the locality. In conclusion, he found that the proposal would not appear overly prominent or visually intrusive and would not unacceptably harm the character and appearance of the area.					
W/21/0822	48 Princes Drive, Leamington.	Garage conversion; extensions and alterations. **Delegated**	George Whitehouse	Questionnaire: 8/12/21 Statement: 30/12/21	Ongoing
W/20/2126	27 Eastfield Road, Leamington	Replacement Dwelling - Appeal against Obscure Glazing Condition. **Condition Added by Planning Committee**	Dan Charles	Questionnaire: 20/12/22 Statement: 17/1/22	Ongoing
W/21/1736	Garage to the rear of 22 St Marys Terrace, Leamington	Certificate of Lawfulness Appeal: Commercial Storage **Delegated**	Emma Booker	Questionnaire: 30/1/22 Statement: 28/2/22	Ongoing
W/21/1000	Stable Cottage, Main Street, Norton Lindsey	Rear Orangery **Delegated**	George Whitehouse	Questionnaire: 20/12/21 Statement: 11/1/22	**Appeal Allowed**
The Council referred to its Barn conversion guidance which requires a converted barn to retain its character by preventing the introduction of domestic elements. However, the Inspector noted the appellant's evidence explains the history of the building and					

its former uses and found it relatively compelling in illustrating that the dwelling was not previously used as a barn. Furthermore, during his visit he noted that the building is low rise and does not retain any physical evidence that might indicate its former use as a barn. As such, he considered that the Council's guidance would not be relevant in consideration of the proposed development. The Inspector noted that the proposed orangery would be located to the rear of the dwelling and have a timber structure. Some oblique views of it would be possible from the driveway to the side of the plot. However, these would only be obtained by the limited users of Barn Cottage and the residential property beyond. Also, due to its small scale, use of traditional materials and discrete location, he considered the proposed extension would be an unobtrusive addition to the building with limited effect on the streetscene. The dwelling includes a rear conservatory which clearly portrays the domestic nature of its use. The proposed addition would be sited within a rear corner of the dwelling, with a roof that would follow the existing eaves of the building. It would therefore have a limited impact on the traditional features of the building and would retain its simple form. As a result, the proposed orangery would be in keeping with the character of the existing building and be discrete in views within the NLCA.					
W/21/0989	The Elms, 75 Chessetts Wood Road, Lapworth	Outbuilding **Delegated**	Helena Obremski	Questionnaire: 20/12/21 Statement: 17/1/22	**Appeal Dismissed**
The Inspector considered the proposed outbuilding would be visible from the countryside to the side of the plot. Its visual impact would be exacerbated by being set away from nearby built form and being a tall and wide structure. Furthermore, due to its substantial size, whilst subservient in scale and position to the main dwelling, it would have a significant spatial effect on its surroundings. Due to its recessive position, and location among existing built form, the proposed building would result in some, but moderate, harm to the openness of the Green Belt. The Appellant suggested that one or two outbuildings, constructed under Permitted Development (PD) Rights, would have a greater effect on the Green Belt than that proposed. However, the Inspector noted that a fallback position has not been shown to exist through a Lawful Development Certificate. Furthermore, he considered that whilst there is a greater than theoretical prospect that PD works might take place, such development would have a significantly reduced height to that proposed, with a likely lesser effect on the openness of the Green Belt. PD additions would therefore not clearly be of greater harm to the openness of the Green Belt. Moreover, the site offers the physical possibility of both the proposal and any 'fallback' development to be undertaken. This conglomeration of built form would negate the visual and clustering benefits advanced by the Appellant.					

The Inspector stated that satisfying design matters and having no adverse effect on neighbour's living conditions can only be considered as neutral factors in the planning balance. Therefore, the very special circumstances necessary to justify the development do not exist.					
W/21/0073 and W/21/0074/LB	Oldfield Farm, Old Warwick Road, Rowington	Replacement of 3 Porches **Delegated**	Jonathan Gentry	Questionnaire: 20/12/21 Statement: 17/1/22	Ongoing
W/21/1575	Aylesbury Cottage, 156-158 Aylesbury Road, Lapworth	First Floor Rear Extension **Delegated**	Millie Flynn	Questionnaire: 21/12/21 Statement: 12/1/22	Ongoing
W/20/1670	Rear of 47 Lakin Road, Warwick	1 Dwelling (Outline) **Delegated**	Rebecca Compton	Questionnaire: 29/12/21 Statement: 26/1/22	Ongoing
W/20/1828	Clattylands Barn, Haseley Knob	Conversion of Barn and Stables into Dwelling **Delegated**	Rebecca Compton	Questionnaire: 17/12/21 Statement: 14/1/22	Ongoing
New W/21/0495	Deer Park Farm, Bakers Lane, Knowle	Oak Framed Garage Building **Delegated**	Emma Booker	Questionnaire: 28/2/22 Statement: 28/3/22	Ongoing

New W/21/0977	Unit 7, The Mill, Mill Lane, Little Shrewley	Alterations to permission for Conversion to Dwelling including increased Eaves and Ridge heights **Delegated**	Emma Booker	Questionnaire: 28/2/22 Statement: 28/3/22	Ongoing
New W/21/1461/TC	Highway verge (B4115), Stoneleigh Park	Prior Approval for 18 metre Monopole **Delegated**	Emma Booker	Questionnaire: 24/2/22 Statement: 24/3/22	Ongoing
New W/21/1889	12 Almond Avenue, Leamington	Extensions and Alterations **Delegated**	George Whitehouse	Questionnaire: 16/2/22 Statement: 9/3/22	Ongoing
New W/21/1242	Lodge Farm Barn, Lapworth Street, Bushwood	Single Storey Front Extension **Delegated**	James Moulding	Questionnaire: 16/2/22 Statement: 9/3/22	Ongoing
New W/20/1975	6 Lower Ladyes Hills, Kenilworth	Formation of Driveway **Committee Decision in Accordance with Officer Recommendation**	Jonathan Gentry	Questionnaire: 10/2/22 Statement: 4/3/22	Ongoing
New		Timber fence	Millie Flynn		Ongoing

W/21/0657	2 Elizabeth Way, Kenilworth	**Committee Decision in Accordance with Officer Recommendation**		Questionnaire: 16/2/22 Statement: 9/3/22	
New W/21/0368	21 Vine Lane, Warwick	Variation of conditions for Planning Permission for 2 Dwellings **Delegated**	Rebecca Compton	Questionnaire: 28/2/22 Statement: 28/3/22	Ongoing

Enforcement Appeals

Reference	Address	Issue	Officer	Key Deadlines	Date of Hearing/Inquiry	Current Position
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

ACT 18/0600	Nova Equestrian, Glasshouse Lane, Lapworth	Construction of Dwelling	TBC	Statement: 12/1/21	Public inquiry No of days TBC	Ongoing

Tree Appeals

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