Planning Committee: 11 August 2026 **Item Number:** 6

Application No: W 25 / 1762

Registration Date: 02/02/26
Town/Parish Council: Royal Leamington Spa **Expiry Date:** 30/03/26
Case Officer: Thomas Senior
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119 Leicester Street, Royal Leamington Spa, CV32 4TB
Demolition of existing dormer bungalow and construction of replacement self-build dwelling with full height second storey with dual pitch hipped roof, single storey rear lean-to, external green roof canopy to the front of the dwelling, replacement external gate, addition of solar panels to garage and installation of an air source heat pump. FOR Jack & Bali Clisby

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

RECOMMENDATION

Planning Committee is recommended to approve this application, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The applicant seeks planning permission for the demolition of the existing dormer bungalow and construction of a replacement self-build dwelling with full height second storey with dual pitched hipped roof, single storey rear lean-to, external green roof canopy to the front of the dwelling, replacement external gate, addition of solar panels to the existing garage and the installation of an air source heat pump.

It is important to note that an application for an almost identical scheme was granted in August last year (W/25/0798), with the changes to the design proposed here limited to an increase in the width of the single storey rear lean-to addition, fenestration alterations, the addition of solar panels onto the garage and the installation of an air source heat pump. Full planning permission is required for the proposed development as rather than retrofitting and extending the existing dwelling, this scheme seeks permission for a replacement dwelling.

THE SITE AND ITS LOCATION

The application site relates to a detached dormer bungalow, located on Leicester Street, Leamington Spa. The property is set back from the road and benefits from a front driveway which provides off-street parking for the property. The application property also benefits from ample private amenity space to the rear.

PLANNING HISTORY

W/25/0798 - Replacement first floor and roof with full height second storey with dual pitch hipped roof, single storey rear extension, external wall insulation and new finishes to ground floor walls, external green roof canopy and replacement external gate – Granted.

W/16/1671- Erection of replacement front porch, single storey rear extension and alterations to existing dormers- Granted

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan 2011-2029

- H1 - Directing New Housing
- H15 - Custom and Self-Build Housing Provision
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR3 - Parking
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE5 - Protection of Natural Resources
- CC1 - Planning for Climate Change Adaptation
- FW3 - Water Conservation

Royal Leamington Spa Neighbourhood Plan 2019-2029

- RLS1 - Housing Development Within the Royal Leamington Spa Urban Area
- RLS4 - Housing Character Outside the Conservation Areas

Net Zero Carbon Development Plan Document

- NZC1 - Achieving Net Zero Carbon Development
- NZC2(A) – Making Buildings Energy Efficient
- NZC2(B) - Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology
- NZC2(C) - Carbon Offsetting

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)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council - No objection, but note concerns in regards to the impact of the proposal on neighbouring solar panels.

WDC Environmental Protection - No objection, subject to conditions.

WDC Waste - No objection.

WDC Senior Carbon and Energy Advisor - No objection.

WCC Ecology - No objection, subject to conditions and advisory notes.

Planning For Sustainability - Concluded that the proposed development would not cause a significant reduction in annual sunlight availability or annual PV performance to the existing PV array at 121 Leicester Street.

Public Response - 8 objections received on the following grounds:

- Detrimental impact of the proposals on neighbouring solar panels by virtue of increased ridge height and overall massing
- Concerns in relation to the submitted solar study and methodology
- Alternative designs to provide additional floor space.
- Loss of winter sunlight from window which serves habitable room of 121 Leicester Street

One support comment has been received, noting how the proposal is considered to be well designed and enhances the streetscene.

ASSESSMENT

Five Year Housing Land Supply – Tilted Balance

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that proposals should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the purpose of this application includes the Local Plan. Due to the absence of a Five Year Housing Land Supply, the policies most important for the determination of this application are deemed to be out of date for the purposes of decision-taking.

Paragraph 11(d) of the NPPF indicates that, in such circumstances, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. Particular regard is to be had to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Therefore, for the purposes of this application it is considered that the tilted balance is engaged.

Principle of Development

Policy H1 of the Local Plan sets out where within the District housing development will be permitted. Point (a) states housing development will be located within *"the Urban Area, as identified within the policy and on the Policies Map",* with Policy RLS1 of the Royal Leamington Spa Neighbourhood Plan reinforcing this stance.

The application site is located within the urban area of Leamington Spa. The proposal seeks to replace the existing dwelling at No.119 Leicester Street. Given that the application site is located within an urban area, the principle of development is considered to be acceptable. Whilst the weight to be attached to Local Plan Policy H1 may be impacted by the five year housing land supply issues referred to above, it is of note that the proposals would otherwise be considered to be in accordance with that policy.

Local Plan policy H15 encourages custom and self-build housing within sustainable locations, subject to compliance with all other relevant policy requirements. Therefore, the provision of a self-build dwelling within this Urban Area Boundary, would be considered to fall within a sustainable location.

The proposal is therefore considered to comply with the aforementioned policies.

Design and impact on the character and appearance of the streetscene

The NPPF places an increased emphasis on the importance of achieving good quality design, with Paragraph 135 stating how development is expected to function well and add to the overall quality of the area by appearing sympathetic to the local character and history.

Local Plan Policy BE1 echoes the aforementioned paragraph within the NPPF, stating that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Proposals are expected to demonstrate that they harmonise, or enhance, the existing settlement as well as reinforcing and respecting the established urban character of local streets and their architectural distinctiveness. The policy also requires proposals to respect surrounding buildings in terms of scale, height and massing, and adopt appropriate materials and details.

Neighbourhood Plan Policy RLS4 relates to housing character outside of the Conservation Areas. In residential areas, the policy requires applicants to demonstrate how proposals have taken into account and responded to the predominant character (including local building styles and materials) in the street/road/locality within which the proposed development is situated.

The Residential Design Guide SPD sets out advice 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 proposed replacement dwelling will increase the ridge height of the property by 1.4m, with this being approximately 0.47m lower than the ridge height of the neighbouring property (No.121 Leicester Street). The eaves height of the proposed replacement dwelling is set to be lower than the eaves of the existing dormer roofs to the current property. As such, whilst the proposal will result in an increase in the size of the existing dwelling, with regard to its overall height and massing, the proposed development is not considered to create visual harm in terms of resulting in the erection of an overbearing or dominant dwelling within the immediate streetscene. Moreover, the removal of the existing long, horizontal box dormer and replacement with a new dwelling with dual pitched roof design is considered to result in an enhancement to the character and appearance of the area.

Leicester Street itself is comprised of a mix of house types and sizes including bungalows and two-storey, detached and semi-detached properties. This varied character in addition to the ridge height set below No. 121 Leicester Street, helps to lessen the impact of the scale, height, form and massing of the proposed replacement dwelling, with the proposed development therefore considered to have an acceptable impact in regard to the character and appearance of the locality.

The application property is located within a substantially sized plot, which in addition to the steep slope of Leicester Street, aids in ensuring that the scale of the development does not appear visually intrusive to the character of the streetscene or surrounding area. Existing and proposed street elevations have been submitted in support of the application, with this considered to demonstrate how the proposed new dwelling will not appear to be of a disproportionate scale or be visually intrusive when read in the context of the existing streetscene.

In regards to the footprint of the proposed development, except from the existing single storey porch, the first floor will be constructed on the same footprint of the existing property. The proposed development will result in the introduction of a single storey, flat, green-roofed canopy to the front elevation of the property and whilst comprised of a flat roof this addition is considered to be acceptable in design terms when considering the existing flat roof porch and flat roof dormer that is present on the existing property. The proposed replacement dwelling will also benefit from a single-storey lean-to addition that will extend the footprint of the existing property, with this increased in width by approximately 400mm when compared to the previously granted development at the application site. This element of the proposed dwelling is considered to be acceptable in design terms, providing a subservient addition to the property.

Whilst the existing property is comprised of a red-brick finish, the proposed replacement dwelling is set to be comprised of a variety of external finishes. At ground floor level the dwelling will be comprised of lime render, with charred

timber cladding to the first floor and cor-ten cladding to the front bay, with the roof comprised of slates. Whilst cladding is not present within the immediate streetscene, it is noted that the neighbouring property is comprised of a rendered finish, providing a contrast to the red-brick finish of the existing property. As such, officers do not consider that the proposed external finishes would result in an adverse visual impact that would warrant refusal of the application, noting that the proposed material palette would result in a contemporary addition that would not detract away from the character of the streetscene, with these materials set to be secured by condition.

Three new rooflights are proposed at first floor level, with these considered to be of a suitable size, projecting minimally from the roof slope, set below the existing ridge line. Due to their size and positioning, the proposed rooflights are not considered to result in a harmful visual impact to the streetscene or surrounding area. The proposed development also incorporates the addition of solar panels to the existing garage located within the rear amenity space of the existing site. It is noted that this addition would not be visible from the streetscene, however their installation is considered to be acceptable in principle.

In light of the above, the proposed replacement dwelling is considered to be acceptable in design terms, having an acceptable impact on the character and appearance of the streetscene and is therefore considered to be in accordance with the NPPF, Local Plan Policy BE1, the Residential Design Guide SPD and Policy RLS4 of the Royal Leamington Spa Neighbourhood Plan.

Impact of the proposal on the living conditions of neighbouring occupiers and whether the proposal would provide adequate living conditions for future occupiers

Local Plan Policy BE3 requires that development must have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. The Council's Residential Design Guide SPD provides a design framework for Policy BE3 and states how extensions should not breach a 45-degree line taken from the nearest habitable room of the neighbouring property. This aims to prevent any unreasonable effect on the neighbouring dwelling, by reason of loss of light, unneighbourly effect or disturbance/intrusion from nearby uses.

The development will not breach the 45-degree line from any of the windows which serve habitable rooms to the front and rear elevation of either neighbouring property. Within an objection from the neighbouring occupier, concerns are raised in relation to how the proposed development will result in the loss of sunlight from the south-facing living room window of No.121 Leicester Street by virtue of the increased ridge height of the proposed replacement dwelling, resulting in a measurable loss of winter solar gain. Whilst these comments have been duly noted, officers note that this habitable room is served by two windows, one being the south-facing window on the side elevation of the

property, and the other being to the front elevation. Whilst the proposed development may result in the loss of sunlight to this specific window, when considering that two windows serve this habitable room, it is not considered that the loss of sunlight from one window, would justify a reason for refusal of the application, with the other window serving the room unaffected by the proposed development. As such, it is not considered that the proposed development would result in substantial harm to neighbouring amenity by virtue of the loss of light and outlook from this habitable space that would warrant a reason for refusal. As such, it is considered that the proposed development would have an acceptable impact in regards to levels of light and outlook available to neighbouring occupiers.

A door serving a utility and one window are proposed at ground floor level on the side elevation to No.121 Leicester Street. This window will serve a bathroom and therefore will be obscure glazed with limited opening. Officers consider it reasonable to secure this via planning condition to prevent any loss of privacy due to the level changes between the sites.

Two windows at ground floor level are proposed on the side elevation adjacent to No. 117 Leicester Street, serving a living area and bedroom. These windows will be obscure glazed with limited opening, and these will also be secured via planning condition to prevent overlooking due to the change in level between the sites. Both rooms will benefit from windows on the front and rear elevations to ensure there is adequate light and outlook for current and future occupiers.

The impact the proposal will have on the amenity of future occupiers is considered acceptable, with ample private amenity space proposed to be retained in accordance with the requirements set out in the Residential Design Guide. Officers are further satisfied that all habitable rooms will have suitable light and outlook having regard to Policy BE3.

The Council's Environmental Protection Officer has been consulted on the proposed development and had initially requested the submission of the proposed specification details of the proposed air source heat pump. The specification details are explicitly set out within the details submitted in relation to the submitted Energy Statement, with the Environmental Protection Officer confirming that they would consider the installation of the proposed air source heat pump to be acceptable, subject to the pump being compliant with the MCS (Microgeneration Certification Scheme) requirements. The purpose of the MCS standard is to specify best practice in achieving high-quality low carbon technology installations, providing requirements which should help mitigate potential safety risks and minimise noise impacts associated with the operation of air source heat pumps. This is set to be secured by condition and will ensure that the proposed air source heat pump will have an acceptable impact on the amenity of neighbouring occupiers, particularly in relation to noise.

Subject to specific conditions, officers therefore consider that the proposal will be in accordance with Local Plan Policy BE3 and the Residential Design Guide SPD.

Access and Parking

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.

The existing access arrangements will not be affected by the proposed development. The proposal includes the erection of a 4 bedroom property and therefore 3 off-road parking spaces are required. There is ample space proposed within the site for parking, with this demonstrated within the proposed site plan. A condition will be imposed on the decision notice relating to the provision of an EV charging point associated with the dwelling.

The development is therefore considered to be in accordance with Local Plan Policies TR1 and TR3 and the Vehicle Parking Standards SPD.

Ecology

Policy NE2 of the Local Plan seeks to protect designated areas and species of national and local importance for biodiversity and geodiversity. Policy NE3 of the Local Plan states that new development will only be permitted where it protects, enhances and/or restores habitat biodiversity. Policy NE3 of the Local Plan states that new development will only be permitted where it protects, enhances and/or restores habitat biodiversity.

Within the previous application a Preliminary Bat Roost Assessment and dusk emergence surveys were carried out, with the County Ecologist confirming they had no objection to the proposed scheme subject to a condition in relation to the submission of a schedule of bat mitigation measures. As part of this application, the previously submitted survey work has been updated to include bat mitigation measures. These mitigation measures include the provision of six separate access points under the proposed vertical timber cladding, with the details of this set out within the submitted bat survey. The proposed access points have been identified within the proposed elevation drawings, with an annotation provided setting out how the access points shall be installed in accordance with the ecologists instructions during construction works and maintained in perpetuity.

Following the submission of these specific mitigation measures, the County Ecologist has confirmed that they have no objection to the proposed development in regard to protected species, subject to a specific condition and advisory notes that will be attached to any permission granted. In light of the

above, the proposed development is considered to be in accordance with Local Plan Policy NE2.

In relation to biodiversity on site, with the proposal being for a self-build dwelling, the scheme is exempt from providing a 10% biodiversity net gain. However, in order to be in accordance with Local Plan Policy NE3, the proposal will need to result in no net loss of biodiversity. The submitted biodiversity metric sets out how there will be a negligible loss of on-site habitat, with the proposed replacement dwelling limited to the existing footprint of the dwelling. In any case, the proposal does provide additional enhancements including the addition of a green canopy roof and ground level planters. As such, when considering the minimal loss of on-site habitat, alongside these proposed enhancement measures, it is considered that the proposal would not result in a net loss of biodiversity. The ecologist has confirmed that they are satisfied that the proposal will not result in a net loss to biodiversity, with a condition set to be imposed that will ensure that the proposed ground level planters will be retained following the development. The ecologist has also recommended a specific self-build condition which will be attached to the decision notice.

Subject to the imposition of these specific conditions and notes, the proposed development is considered to be in accordance with the aforementioned policies.

Planning for Climate Change Adaptation

As required by the Council's Net Zero Carbon Development Plan Document (DPD) an Energy Statement has been submitted to show compliance with Policies NZC1, NZC2(A), NZC2(B), NZC2(C). It should be noted that policies NZC3 and NZC4 are not applicable to this application.

Following initial consultation with the Council's Senior Carbon and Energy Adviser, the Energy Statement has been amended. The Council's specialist consultee has been re-consulted, and are satisfied with the submitted information.

Therefore, Officers are satisfied that the development is compliant with all relevant Net Zero Carbon Policies set out in the Council's DPD.

Water Efficiency

A condition will be added to ensure compliance with Local Plan Policy FW3.

Waste

The proposed dwelling would benefit from the same collection service as the existing dwellings in the street, as noted by the Contract Services officer who has no objection to the proposed development. As such, the proposal is considered acceptable from a waste perspective.

Other Matters

Impact on Neighbouring Solar Panels

Within the objections that have been received, the common theme relates to the detrimental impact that the proposed replacement dwelling will have on the existing solar panels that are present on the southern roof slope of No.121 Leicester Street as a result of the ridge height of the proposed dwelling being 1.4m taller than the existing property set for replacement. Within these objections, reference is made to the High Court decision *McLennan v Medway Council & Anor (2019)* which confirmed that the impact of a development on existing solar panels is a material planning consideration.

Initially, the application was supported by a Solar Study within the submitted Design and Access Statement, however objectors have stated that the submitted Solar Study only relates to the extent of overshadowing on neighbouring properties on three days in a year, noting that the study does not provide an assessment on the likely effect of the development on neighbouring solar panels, noting specific sections within the BRE Guide: Site Layout Planning For Daylight and Sunlight. These sections directly relate to the impact of overshadowing on traditional 'string inverters' (which is the inverter technology used within the neighbouring solar panels) and the methodology for annual probable sunlight hours (APSH) Solar Impact Assessments.

The applicant has since submitted an APSH assessment, with the accuracy of these findings questioned by objectors. Following this, the Council have consulted a specialist consultee to carry out a review of the submitted APSH Solar Impact Assessment. A report has been provided by this specialist consultant, who has provided an independent APSH cross-check using established daylight and sunlight assessment software, applying a conventional Waldram-style annual APSH method. The report also provides a supplementary PVsyst analysis to consider whether the identified change in annual sunlight availability would translate into a material change in annual PV energy output from the neighbouring solar panels.

Within their review of the submitted ASPH Solar Impact Assessment methodology, the consultant has confirmed that it provides a plausible screening approach, but that it remains approximal, with this methodology considered to be indicative rather than definitive.

The report then provides an independent annual APSH calculations using MBS daylight and sunlight software. The report notes that MBS is a longstanding professional daylight and sunlight assessment platform used for BRE-style analysis, with this providing a direct annual APSH comparison between the existing and proposed conditions. The calculation assessed fourteen different reference points corresponding to the fourteen PV panels on the roof slope of 121 Leicester Street. The results of this assessment show that the change in annual APSH is minimal, with eleven of the fourteen tested reference points showing no

reduction, with the remaining three reference points showing a reduction of one annual APSH value. Therefore, the retained annual APSH ratio is 1.00 at most points and 0.99 at the affected points, with this equating to the lowest APSH ratio being 0.99 or 99%. Within Table 2 of the BRE Guide, the relevant retained annual ASPH criterion is 85%, with this demonstrating how the independently calculated retained APSH values are comfortably above that criterion at every test reference point and therefore identifying that the proposed development would cause only a negligible reduction in annual sunlight availability to the neighbouring PV array.

The independent report has also reviewed hourly shadow plots for the summer solstice, winter solstice and March Eqiuinox. No additional shadowing occurs at the summer solstice or March Equinox, with the only additional shading as a result of the development occurring in the winter afternoon period, between 15:00 and 16:00, with the latter being when sunset occurs. The report notes that in terms of PV generation, not all sunlight hours have the same energy value, with winter afternoon sunlight of a lower solar energy value than sunlight received during the spring, summer or closer to solar noon. As such, the shading identified within the independently calculated APSH assessment is very small, with this confined to a short winter-afternoon period when the available solar energy is comparatively low. This reinforces the conclusion that the proposed development is unlikely to result in a material reduction in annual solar availability to the neighbouring PV array.

The report also contains a supplementary PVsyst analysis to provide a performance-based check of the APSH findings reported above. The purpose of this test is to determine whether the very small reduction in annual sunlight availability, as a result of the proposed development, would be expected to translate into a material reduction in annual PV energy output. The analysis assumes a traditional string-inverter arrangement, with this arrangement confirmed within objection comments. Two string-inverter configurations have been tested, one being that all fourteen panels are connected in one string (1x14 arrangement), with the second being that the array is divided into two strings (2x7 arrangement). The PVsyst analysis compares the modelled annual PV energy output in the existing condition with the modelled annual PV energy output with the proposed development in place, using the same assumed PV array and weather file in each case. The results of this analysis sets out how the 2x7 string configuration shows effectively no development-related change in annual PV energy output. The modelled reduction is 0.08 kWh/year, equivalent to approximately 0.003% of the existing annual output. The 1 x 14 string configuration produces the larger modelled development-related reduction. This is the more cautious of the two tested configurations because all fourteen panels are assumed to operate as a single string. Even on that basis, the modelled reduction is 15.65 kWh/year, equivalent to approximately 0.53% of the existing

annual output. These results demonstrate how the proposed development would not cause a material reduction in annual PV performance.

Therefore, when considering the results of the independent report submitted by a specialist consultant, it is concluded that the proposed development would have a negligible impact on annual sunlight availability or annual PV performance to the existing PV array at 121 Leicester Street. As such, officers consider that the proposed development will not lead to a detrimental impact upon the solar array on the neighbouring property, with the proposal subsequently considered to be acceptable from this perspective.

Alternative Designs

Objectors have suggested that alternative designs should be considered, however the Council are limited to assessing the application before them and for the aforementioned reasons, the proposed development is considered to be acceptable.

Construction Impacts

The Council's Environmental Health Officer has proposed that a condition be imposed on any subsequent decision notice in relation to working practices during the demolition and construction of the proposed dwelling, noting the proximity of neighbouring dwellings. This is considered to be an appropriate condition which will be included should planning permission be granted.

SUMMARY AND CONCLUSION

The proposed scheme is considered to be acceptable in principle, and is considered to be comprised of an appropriate design that will have an acceptable impact on the character and appearance of the immediate streetscene. Whilst the proposed development will increase the overall massing of the property, with the technical evidence submitted by a specialist consultant, it has been demonstrated that this additional bulk and mass will have a negligible impact on annual sunlight availability or annual PV performance to the existing PV array at 121 Leciester Street. The proposal is considered to have an acceptable impact on neighbouring amenity, is acceptable from a parking perspective, and subject to conditions will have an acceptable impact on protected species and biodiversity. Finally, the proposed development is also in accordance with the Council's Net Zero Carbon DPD. Therefore, the proposals are considered to be in accordance with the aforementioned policies and the application is therefore recommended for approval.

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) LSS/PL/06-C, and specification contained therein, submitted on 19/12/2025, and approved drawing(s) LSS/PL/05-F, and specification contained therein, submitted on 02/02/2026, and approved drawing(s) LSS/PL/07-D, and specification contained therein, submitted on 16/03/2026. **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 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.

4 Prior to the occupation of the dwelling(s) hereby permitted, one 7kWh (minimum) electric vehicle recharging point (per dwelling) shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority (LPA). Once the electric vehicle recharging point(s) has been installed, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging point(s); (2). A technical data sheet for the electric vehicle recharging point infrastructure; and (3). Confirmation of the charging speed in kWh. Thereafter the electric vehicle recharging point(s) shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded). **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document.

5 The dwelling hereby permitted shall be constructed only as a self-build house within the meaning of Section 1 (A1) of the Self-build and Custom Housebuilding Act 2015. No development shall commence until the name(s) of the individual(s) by whom the house is/are to be occupied as their principal residence has/have been provided in writing to the Council. Within 14 days of first entering into occupation of the dwelling, the first occupier shall notify the Local Planning Authority in writing of the date when they entered into occupation. For a period of three years starting on the date when the dwelling is first occupied, the dwelling shall only be occupied by the individual(s) so notified to the Council and their

dependants and co-habitees, as a self-build/custom build dwelling in accordance with Section 1(A1) of the Self-build and Custom Housebuilding Act 2015 except with the express written consent of the Council.

In the event that the dwelling is not built and occupied for a minimum 3 years as a self- build/custom build property, a biodiversity net gain plan shall be submitted to and approved by the Local Planning Authority. The biodiversity net gain plan shall then be implemented in accordance with the approved details.

Reason: Exemption from 10% mandatory biodiversity net gain has been obtained because the dwelling is a self-build/custom build property.

6 The development shall be implemented in accordance with the agreed mitigation and enhancement plans for bats as detailed within the PHASE 1 & 2 BAT AND NESTING BIRD SURVEY, 4th February 2026 completed by Ridgeway Ecology, Section 5 recommendations and illustrative drawing of bat replacement roosting measures within drawing LSS/PL/07-D, Any variation to the agreed plan must be submitted to and approved by the local planning authority before such a variation is made. Such approved mitigation measures shall thereafter be implemented in full and maintained in perpetuity. **Reason:** To ensure protected, important and priority species and their habitats are not harmed by the development.

7 Any soft landscaping shown on the approved plans, including any tree(s) and shrub(s), shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming in the opinion of the local planning authority seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of the same size and species to those originally required to be 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 that the development results in no net loss of biodiversity in accordance with Policy NE3 of the Warwick District Local Plan 2011-2029.

8 Prior to the occupation of the proposed development, a MSC certificate shall be submitted to the Local Planning Authority to demonstrate that the proposed air source heat pump is compliant with the MSC requirements. **Reason:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

9 Best practicable means shall be employed at all times to control noise and dust on the site including:

- Work which is likely to give rise to noise nuisance be restricted to the following hours: Mon-Fri 7:30 am - 5 pm, Sat 7:30 am - 1 pm. No working Sundays or Bank Holiday.
- Delivery vehicles should not be allowed to arrive on site before 8 am or after 4.30 pm Mon - Fri, 8am - 1 pm Sat and not on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

10 The development hereby permitted shall be carried out in strict accordance with the details set out in the approved Energy Statement submitted to the Local Planning Authority on 19/12/2025.

No dwelling hereby permitted shall be occupied unless and until a Verification Report to demonstrate that the as-built performance of the constructed dwelling complies with the approved Energy Statement has been submitted to and approved in writing by the Local Planning Authority.

The Verification Report shall include:

- SAP calculations of the constructed dwelling(s).

- Results of the measured air permeability tested in accordance with the procedures set out in TM23 (and reported as part of compliance with Section 7, Part L of Buildings Regulations).

- Accredited construction detail performance as confirmed by infra-red thermographic survey and selective borescope surveys or other method as agreed in writing by the LPA.

- Logbook provided to demonstrate that ventilation and heating systems are installed and operating correctly, and a user guide on how these are to be used in operation of the building.

Reason: To ensure that the constructed building(s) meet the standards set by Policy NZC1 of the Warwick District Net Zero Carbon Development Plan Document (DPD).

11 Prior to the occupation of the development hereby permitted, the ground floor windows in the south west elevation and north east elevation shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed windows 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.

12 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit 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 to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029.

13 No development shall be carried out above slab level 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.