Planning Committee: **Item Number: 11**

Application No: W/15/1325

Registration Date: 18/08/15
Town/Parish Council: Kenilworth **Expiry Date:** 13/10/15
Case Officer: Anne Denby
01926 456544 anne.denby@warwickdc.gov.uk

7 Upper Rosemary Hill, Kenilworth, CV8 2PA
Outline application for demolition of existing dwelling and erection of 3no. replacement dwellings with all matters reserved except for access and layout.
FOR Mrs Shearer

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal seeks outline planning permission for three dwellings with all matters reserved except for access and layout. The proposals involve the demolition of the existing building and the erection of a pair of semi-detached dwellings fronting Upper Rosemary Hill and one detached dwelling located to the rear of the plot.

The access for the pair of semis will be as per the existing arrangement from Upper Rosemary Hill. Shared with this will be an internal access road along the South-Western boundary providing access to the detached dwelling to the rear. A new vehicular access will be created at the Eastern corner of the site on to Upper Rosemary Hill and this will serve the other semi.

The application is supported by the following documents:

Design and Access Statement - Provides a description of the existing site and states that the proposed layout has been amended to address the previous reasons for refusal. The layout has been amended to reflect the character of the area, having two semi detached dwellings to the frontage and just one detached dormer bungalow to the rear. The access arrangements have been amended to ensure an access road of an adequate length and width is provided to service the dwellings. The positioning and design of the dwellings as proposed reduces the impact to adjacent dwellings. The proposals will not adversely impact the nearby Conservation Area. The development of garden land is achievable provided that the new development respects the scale and character and overall context of the existing development in the area. There is a significant undersupply of housing

in the area and the proposals offer development in a sustainable and accessible location.

Bat survey- This makes an assessment of the site and the potential for bats. The report concludes that the building is well maintained with few opportunities for bats to form roosts. It recommends that a supervised strip of suitable features for bat roosts is undertaken when demolition works are carried out.

Tree Survey - Makes an assessment of the existing trees on the site and concludes that the surveyed trees are of low quality and do not present a constraint to development. Boundary screening around the rear garden is retained but Hawthorn screens (G18) and unsurveyed shrubbery along the Western flank of the rear garden will have to be cut back and managed hereafter to accommodate the proposals. This is acceptable and indeed reasonable & desirable for any new residents wishing to benefit from available outside space. There is likely to be scope for new planting on the flanks of the site (if required) to minimise any possible landscape impacts of the proposals. The majority of site works will take place beyond the RPAs of retained trees and canopies. Retained trees will be protected through the course of development by fencing to the specification recommended in BS5837:2012.

THE SITE AND ITS LOCATION

The application site is a residential dwelling located on the Northern side of Upper Rosemary Hill close to its road junction with Albion Street and Hyde Road.

The residential dwelling is set back from the front boundary with Upper Rosemary Hill with parking provided to the side and frontage of the existing dwelling. The dwelling has a substantial rear garden which is overgrown in places and has a significant change in levels with the level falling towards the rear of the site and its boundary with the Fire Station on School Lane to the North.

Along the North-East boundary of the site is a public footpath which provides access between Upper Rosemary Hill and School Lane to the North.

PLANNING HISTORY

- W/14/1740 - Demolition of existing dwelling and erection of 3no. detached dwellings. (Outline application discharging means of access and layout) - Refused 30th March 2015

Reasons for refusal:

1) Policy DP1 of the Warwick District Local Plan 1996 - 2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design and developments should harmonise and enhance existing settlements and reinforce or enhance the established urban character of streets; reflect local architecture and historic distinctiveness and respect the surrounding buildings in terms of scale, height, form and massing. Policy DP2 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby

residents and/or does not provide acceptable standards of amenity for future occupiers of the development.

The proposed development does not achieve a satisfactory layout, it fails to achieve minimum separation distance in accordance with SPG 'Residential Design Guide' and the location of the access road and parking /turning areas is considered to result in unacceptable noise/disturbance to existing residents due to increased comings and goings for the number of dwellings proposed. In the opinion of the Local Planning Authority, the proposed dwellings would appear as cramped back-land development which does not preserve or enhance the character and appearance of the surrounding area; have an adverse impact on the amenities of existing and proposed residents through visual impact and overlooking. The proposals would therefore be contrary to the aforementioned policies.

2) Policy DP6 of the Warwick District Local Plan 1996-2011 requires developments to provide safe, convenient and attractive access routes for all road users and are expected to demonstrate that the do not cause harm to highway safety. The proposed access and internal layout fail to meet minimum size requirement and thus the development fails to achieve a safe access to the site from Upper Rosemary Hill Street and is therefore contrary to the aforementioned Policy.

Relevant planning history for adjacent site at Land rear of 5/5a Upper Rosemary Hill :

W/02/0655 - Erection of a detached dwelling and garage - refused, 18th June 2003. Appeal ref: APP/T3725/A/03/1128370 - Allowed, 18th June 2004

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Open Space (Supplementary Planning Document - June 2009)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: No objection to principle of development. Members raised the following concerns:

- Whilst noting the Highway Authority had no reason to object, Members noted that the new vehicular access was on a bend near a busy junction and a Sports and Social club were nearby as well as a Spring playgroup.
- The steeply sloping site has implications for drainage, stability and gradients on the access roads, with car turning being a potential issue.
- The rear house is of modest proportions and this must be maintained in detailed designs.

Members further noted that these comments would not preclude them from objecting to any detailed proposal if this was not considered to be suitable.

WCC Highways: No objection, subject to conditions

WCC Ecology: No objection, subject to conditions

Environmental Health: No objection, subject to conditions

Community Protection: No objection, subject to conditions

Public Response: 8 objections have been received, the details of which can be summarised as follows:

- Highway safety - increase in vehicular movements. The site is in a location which already has high vehicular and pedestrian movements and is close to existing junctions with Sports and Social Club, bus stops.
- Schools in the vicinity result in high pedestrian movements at peak times.
- Inaccuracies in the submission - references to Rosemary Hill Street and discrepancies between submitted floor and elevation plans.
- Sloping site - proposals do not take account of significant slope on site in terms of design or drainage.
- Housing need is overstated.
- Proposals do not take account of approved dwelling to the rear of nos.5 & 5a Upper Rosemary Hill Street.
- Does not meet minimum separation distances.
- Boundary wall should be included to reduce impact to neighbours from general noise and disturbance.
- Previous developments should not set a precedent, gardens are not previously developed land.
- Ecological impact has not been fully addressed.
- Removal of trees / planting on site will adversely impact on ecology and character of the surrounding area.
- Results in an overdevelopment of the site.
- Results in overlooking to adjacent properties.
- Conditions should be imposed restricting the dwelling to the rear to single storey, and further development and use of site for any commercial operation restricted.
- The existing dwelling is of a good design and its removal will diminish the character of the area. The final design of any new properties should be in keeping with the surrounding area and respect character in terms of nearby Listed Buildings and Conservation Area.

Assessment

The main issues in the consideration of this application are:

- Principle of development
- Impact on character and appearance of the surrounding area
- Impact on living conditions of occupiers of neighbouring properties
- Access and parking
- Ecology
- Energy Efficiency / CO2 reduction

Principle of development

Policy UAP1 of the Warwick District Local Plan 1996-2011 seeks to direct new housing developments to urban areas and states that development will be permitted on previously developed land and buildings within the confines of the urban area subject to other policies to manage the supply of housing under Policy SC10. In all other circumstances, residential development will not be permitted unless it is for affordable housing to meet local needs in accordance with the definition in Policy SC11.

The current site consists of a residential dwelling and associated garden area which is not classified as previously developed land. Therefore the principle of

the development would be contrary to Policy UAP1 of the Warwick District Local Plan 1996-2011.

However, it is noted that the National Planning Policy Framework (NPPF) 2012 states (para.49) that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites against their housing requirement. In terms of the most recent evidence of housing need, the Council cannot demonstrate a five year supply. This position on housing land supply has changed since the previous refusal. Accordingly, only limited weight can be afforded to Policy UAP1 and in these circumstances the NPPF requires applications to be considered in the context of the presumption in favour of sustainable development. This states at paragraph 14 that where the Development Plan policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF.

Para.53 of the NPPF 2012 states that LPAs should resist inappropriate development on garden land where this would cause harm to the local area. In this case two of the proposed dwellings have a frontage to Upper Rosemary Hill and largely sit within the footprint of the existing property. While the proposed dwelling to the rear would appear as 'backland' development, there are examples of such development in the surrounding area and therefore it would not be at odds with the established character of the area.

There is a dwelling at No.3b Upper Hill Street, which is located behind the main frontage properties. In addition outline permission for a dwelling to the rear of No.5 & 5a Upper Hill Street was granted at appeal in 2004. Subsequently reserved matters approval was given in 2006 and the applicants of that development have written in stating that although the development has not been completed a material start has been made and the permission is therefore extant.

In determining an appeal for the site to the rear of Nos. 5 & 5a Upper Rosemary Hill Street, the Inspector considered that the proposals would result in a more efficient use of this previously-developed, backland site. There have been some significant changes to policy since that appeal decision namely that garden land is no longer considered to be 'previously-developed' land, the Local plan has been updated and the Residential Design Guide was adopted as SPG in April 2008. However, Para.53 of the NPPF does state that LPAs should allow development on garden land unless it would cause harm to the character and appearance of the local area.

With regards to the detached dwelling proposed, the Inspector for the appeal did not consider the character of the surrounding area to be so sensitive or uniform that the use of the backland site would, in principle, undermine the character of the locality.

The current proposals have now been amended following the previous refusal for the site. Only one dwelling is proposed to the rear, rather than two as previously. All of the proposed dwellings will have reasonable rear garden areas and the dwelling proposed to the rear will sit comfortably within a good sized

plot. The proposed layout will integrate into the existing pattern of development and therefore is not considered to result in development on garden land that would cause harm to the local area.

Impact on the character and appearance of the surrounding area

Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. The proposed layout has been amended to ensure that minimum separation distances are achieved to existing dwellings and it is considered that the proposed layout does reflect the predominant established character of the surrounding area.

The proposed layout of the dwellings includes two dwellings with a frontage to Upper Rosemary Hill Street which reflects the predominant character of the surrounding area. The additional one dwelling sited to the rear does result in back-land development, however, the size and design of the proposed dwelling has been indicated as a dormer bungalow. This is similar to the size and layout of other developments in the surrounding area and reflects the overriding character of the surrounding area.

The existing dwelling is reasonably attractive, however, it is not situated within the Conservation Area and is not Listed. Therefore it's retention cannot be insisted upon. The current application is in outline with only matters of access and layout being discharged at this time. Any reserved matters submission in relation to the design of the proposed dwelling could adequately address issues of impact on streetscene and ensure the development achieves good design.

There is a significant level change between the site and the Fire Station on School Lane to the North. The existing dwelling is partially visible from School Lane with the existing landscaping in the rear garden of the site and adjacent properties providing a good landscape buffer to the Conservation Area. The proposed development would encroach into this area and whilst planting to the boundaries could be retained the built development would come closer to the boundary. The reduction in the number of units proposed to the rear does allow for increased opportunity for retention / replacement planting to ensure the bosky nature of the site is retained and ensure the site is not overly prominent when viewed from the surrounding area, including the adjacent Conservation Area and public footpath to the North-West.

The proposed development is considered to result in development which will integrate into the existing pattern of development in the surrounding area and subject to appropriate conditions the landscaped nature of this boundary to the adjacent conservation area could be achieved. Therefore it is considered to accord with Policy DP1 of the Warwick District Local Plan 1996-2011.

Impact on neighbouring properties

Policy DP2 requires development to retain a satisfactory relationship to adjacent residents and states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and / or does not provide acceptable standards of amenity for future users/ occupiers of the development.

The proposed dwellings now meet all of the separation distances to existing properties. The position of the dormer bungalow to the rear has been amended to ensure that the minimum 12m separation distance to the unfinished dwelling on the adjacent plot at the rear of Nos. 5 & 5a is achieved. This dwelling has windows facing on to the application site and the proposed development now achieves the minimum 12m side-rear separation distance as required by the SPG.

The siting of the dwelling and the internal access road would result in increased noise and disturbance to adjacent properties. In particular No.5a Upper Rosemary Hill Street would be adversely affected due to pedestrian/ vehicular movements on the proposed internal access road. The proposals have been amended so that this access road now only serves one dwelling.

The Inspector in his consideration of the adjacent site did not feel the access, in that instance, would result in material harm to residential amenity. It is considered that although there are some differences to the current proposals the reduction in the number of units to the rear does ultimately reduce the level of impact from general noise and disturbance to a level that would not warrant refusal of this current application. The Environmental Health Officer has also not raised any concerns in this respect. Conditions to ensure suitable boundary treatment is installed are recommended

The siting of the dwellings as proposed would result in increased overlooking to adjacent properties, particularly from the dwelling sited to the rear of the plot. However, this has been shown to be a dormer bungalow which respects minimum separation distances to existing dwellings. The detailed design of the dwellings could be fully considered as part of any reserved matters application, siting habitable room windows appropriately to minimise any impact.

An extant planning permission for a dwelling to the rear of Nos.5 & 5a exists and therefore the impact on this dwelling also needs to be considered. This dwelling is shown to have windows to the side elevation facing the application site and the proposed development has been amended to ensure that the minimum 12m side - rear separation distance is achieved.

The proposals are therefore considered to result in an acceptable relationship to existing adjacent development and would therefore accord with Policy DP2 of the Warwick Development Plan 1996-2011.

Access and parking

The proposals involve the creation of a new access from Upper Rosemary Hill. All dwellings are shown to provide two parking spaces with vehicles able to enter and leave the site in a forward gear. The proposals will increase the level of trips to and from the site. However, the proposed access and internal arrangement is considered acceptable in highway safety terms and the Highway Authority have raised no objection to the application.

The proposed access and layout meets minimum requirements and is not considered to have the potential to adversely impact on highway safety and is

therefore considered to comply with Policy DP6 of the Warwick District Local Plan 1996-2011.

Ecology

The proposals involve the demolition of the existing building and considering the location a bat survey was requested. This has been carried out and the County Ecologist has advised that the loft space has negligible roost potential and the outbuildings also appear to be unsuitable for roosting bats. Therefore no further works in relation to bats is considered necessary.

The submitted report recommends that removal of the small number of features suitable for bats at the southern gable end is supervised by an ecologist as a precaution to ensure that bats are not harmed during works. The ecologist has recommended conditions to address this issue.

No concerns have been raised by the County Ecologist in regard to the potential of any other protected species to be present on the site or any requirement for further ecological surveys to be carried out.

Drainage

The application site is located within Flood Zone 1 which permits the development of all uses of land. The Flood Risk Officer has been consulted and has raised no objection to the proposals subject to the imposition of suitable condition requiring full drainage details to be submitted for approval. A condition to cover this aspect is recommended.

Energy Efficiency / CO2 reduction

The application acknowledges the requirement for energy efficiencies within the new development and these can be successfully secured by condition.

Open Space

No public open space is proposed as part of the application and therefore a contribution for the enhancement of existing public open space within the locality would be required in accordance with Policy SC13 and the associated SPD. This can be secured by condition.

Summary/Conclusion

The development proposes a layout that would integrate into the existing pattern of development and reflects the layout, character and quality of the surrounding area. The development would not have an adverse impact to adjacent dwellings, and achieves minimum separation distances as required by the SPG 'Residential Design Guide'.

Furthermore the development has been amended to provide for a safe access and internal arrangement and as such is not considered to have a harmful impact on highway safety.

The application is therefore considered to accord with the NPPF and the aforementioned policies.

CONDITIONS

1 Details of the appearance of the buildings, landscaping of the site, and the scale of buildings (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out in full accordance with these reserved matters as approved. **REASON:** To comply with Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010 (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 drawings ref:15016.01 Rev B and specification contained therein, submitted on 16th October 2015 and dwg ref:Cross Section 15016.06 and specification contained therein, submitted on 7th October 2015. **REASON**: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

3 The development to which this permission relates shall begin within three years of the date of this permission or within two years of the final approval of the reserved matters, whichever is the later. **REASON:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

4 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. **REASON:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

5 The development hereby permitted (including any works of demolition) shall proceed only in strict accordance with a construction method statement which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway; measures to control smoke, noise and the emission of dust and dirt during demolition and construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works. **REASON:** In the interests of highway safety, the free flow of traffic and the amenities of the occupiers of nearby properties in accordance with Policies DP2, DP6, DP8 & DP9 of the

Warwick District Local Plan 1996-2011.

6 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.

7 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

8 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

9 The reserved matters to be submitted in accordance with Condition 1 shall include details of all earthworks, mounding and 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, and the development shall be carried out in strict accordance with these approved details or any subsequently approved amendments. **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 DP1 & DP2 of the Warwick District Local Plan 1996-2011.

10 Any landscaping (other than the planting of trees and shrubs) including boundary treatment, paving and footpaths referred to in condition one shall be completed in all respects, with the exception of tree(s) and shrub(s) planting, within the first planting season following the first occupation of the dwellings hereby approved and the tree(s) and shrub(s) shall be planted within six months of 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 similar 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no building or enclosure shall be provided within the curtilage of, and no extension or addition erected or constructed to, any dwelling(s) hereby permitted without the prior written approval of the local planning authority. **REASON:** That due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the local planning authority in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.

12 The development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to supervise destructive works to the features identified in the report entitled 'Internal/External Bat Survey, 7 Upper Rosemary Hill, Kenilworth, CV8 2PA', produced by Dr Stefan Bodnar. All roofing material is to be removed carefully by hand. Appropriate precautions must be taken in case bats are found, such as the erection of at least one bat box on a suitable tree or building. Should evidence of bats be found during this operation, then work must cease immediately while Natural England and WCC Ecological Services are consulted for further advice. Any subsequent recommendations or remedial works will be implemented within the timescales agreed between the bat worker and the Local Authority Ecologist/Natural England. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-

2011.

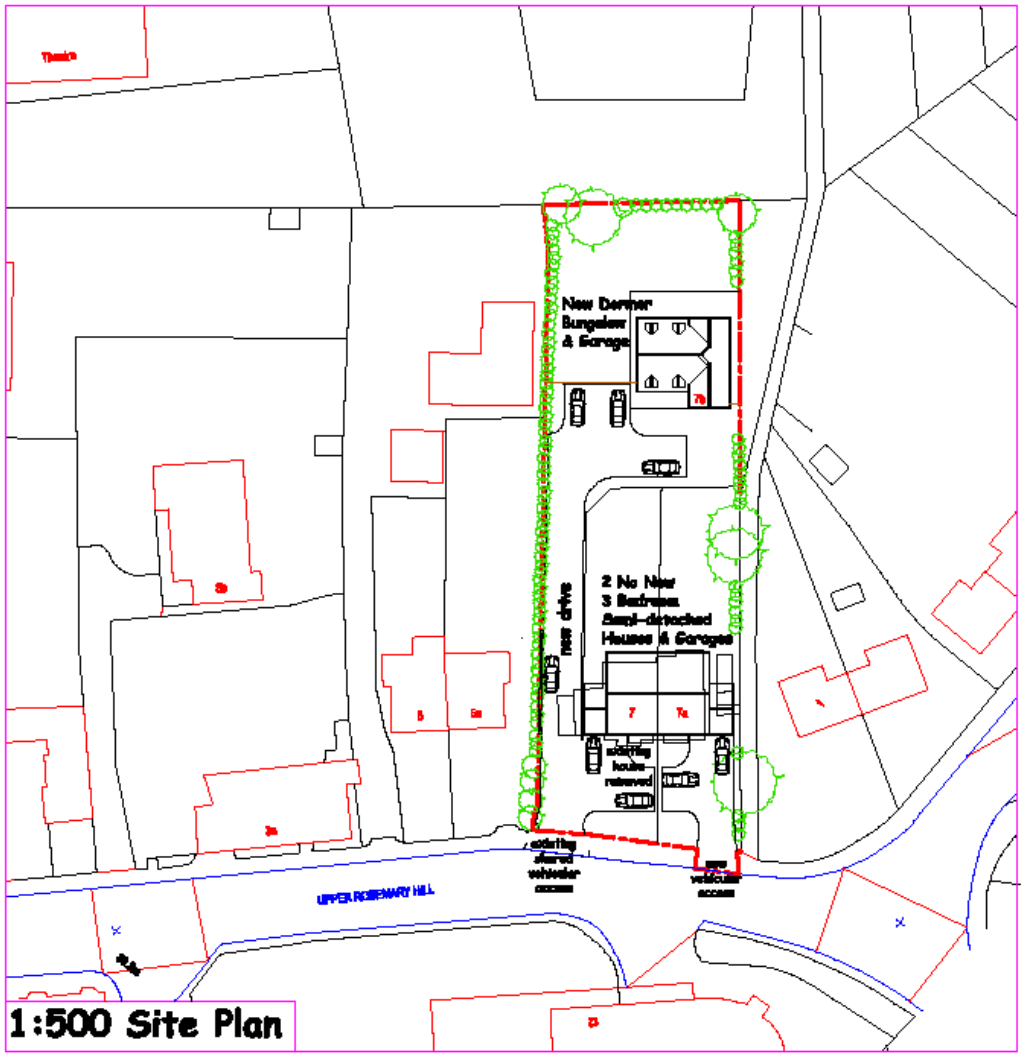
13 The dwellings hereby approved shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON**: To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies DP1, DP2 & DP8 of the Warwick District Local Plan 1996-2011.

14 The dwellings hereby permitted shall not be occupied unless and until the means of access to the site has been provided in full accordance with details as shown on drawing no. 15016.01 Rev B and thereafter the means of access shall be kept available for use by vehicular traffic at all times unless otherwise agreed in writing by the local planning authority. **REASON:** In the interests of vehicular and pedestrian safety in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

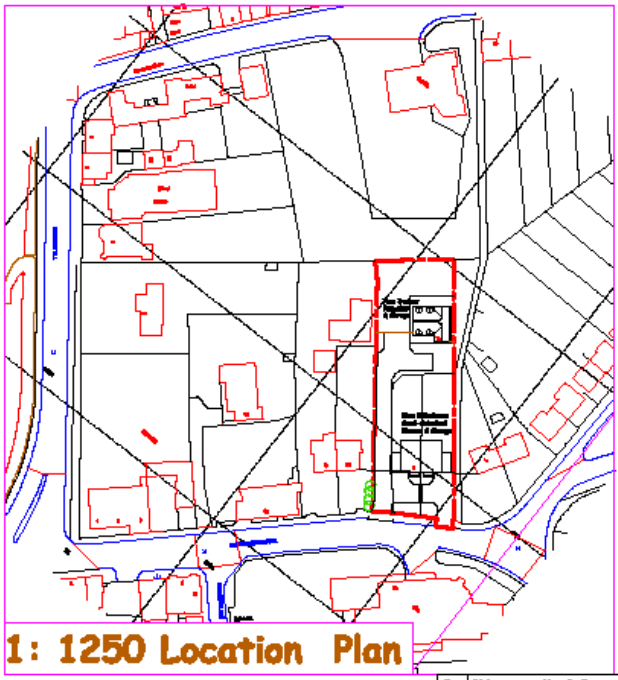
15 None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwellings has been constructed or laid out, and made available for use by the occupants and / or visitors to the dwelling(s) and thereafter those spaces shall be retained for parking purposes. **REASON:** To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the local planning authority's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies DP1 & DP8 of the Warwick District Local Plan 1996-2011.

16 The dwelling to Plot7b hereby permitted shall be restricted to a dormer bungalow only with a ridge height of no greater than 91.5 AOD in accordance with the details shown on the Sections drawing 15016/06 submitted on 7th October 2015. **REASON** : To secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

INDICATIVE SCHEME SUBJECT TO SITE SURVEY ALL SETTING OUT INFORMATION TAKEN FROM CURRENT ORDINANCE SURVEY MAP



1:500 Site Plan



1: 1250 Location Plan

MATERIALS

External surface materials, vehicular crossover and drive to the approval of the Local Planning Authority.

Landscaping to the approval of the Local Planning Authority.

New brick boundary wall and fences to the approval of the Local Planning Authority

MARTYN BRAMICH ASSOCIATES

Client: Mr Mrs G Shearer

Project: Replacement Semi-detached Houses & Dormer Bungalow at 7 Upper Rosemary Hill Kenilworth

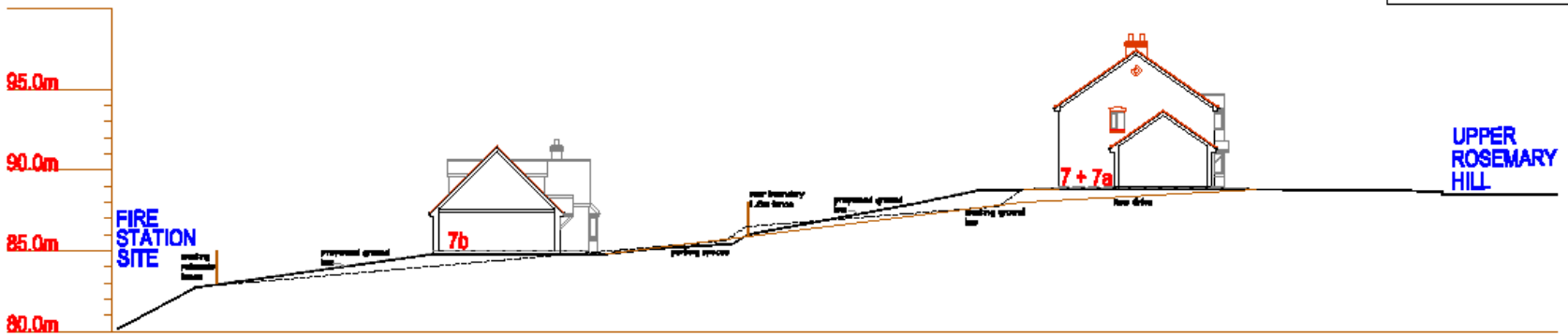
Drawing Title: Indicative Site & Location Plans

Drawn: AM | Scale: 1:1250 + 500 A3 | Date: July 2015

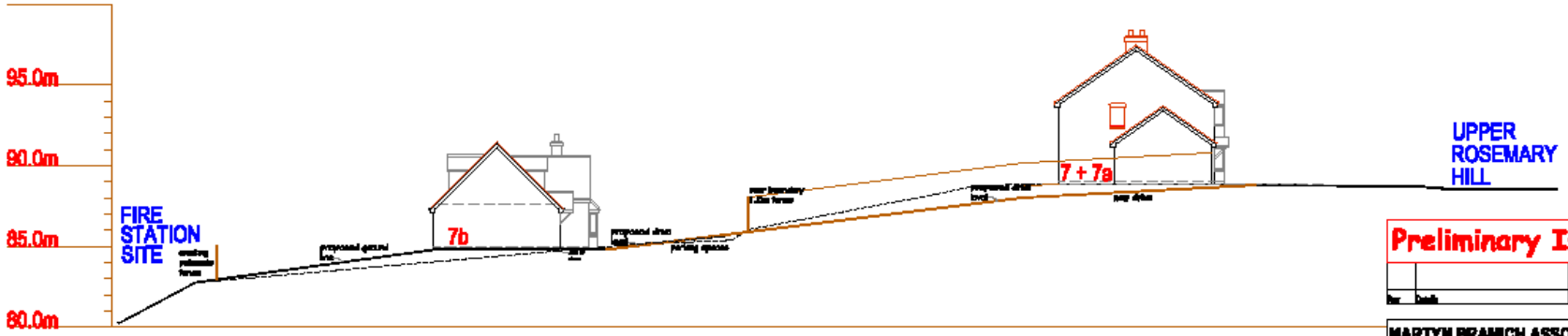
Job No: 15016 | Drawing No: 01 | Rev: A

Replacement Semi-detached Houses & Dormer Bungalow at 7 Upper Rosemary Hill Kenilworth

INDICATIVE SCHEME SUBJECT TO SITE SURVEY ALL SETTING OUT INFORMATION TAKEN FROM CURRENT ORDINANCE SURVEY MAP



Section through gardens



Section through drive

Preliminary Issue

MARTYN BRAMICH ASSOCIATES

Mr Mrs S Shearer

Replacement Semi-detached Houses & Dormer Bungalow at 7 Upper Rosemary Hill Kenilworth

Indicative Site Cross Sections

A3

15016 | 06

Planning Drawing