Planning Committee: 02 March 2022 **Item Number:** 6

Application No: W 21 / 0862

Registration Date: 05/05/21
Town/Parish Council: Radford Semele **Expiry Date:** 30/06/21
Case Officer: Emma Booker
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St Andrews House, Southam Road, Radford Semele, Leamington Spa, CV31 1TF
Demolition of existing office building and the erection of two new 4-bedroom dwellings. FOR Interlock Surveys Ltd

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This application is being presented to Committee due to the number of objections and an objection from the Parish/Town Council having been received.

RECOMMENDATION

It is recommended that the Committee GRANT planning permission subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the demolition of the existing office building and its ancillary outbuilding, and the erection of 2no. dwellings.

Each dwelling comprises 4 bedrooms and an attached garage/bike store to the front. They are contemporary in design with elevations comprising a mixture of materials; buff render, aluminium cladding, grey timber cladding and buff brick. The buildings front the Southam Road and will share the access into the site. They will benefit from off-street parking, an electric charging point and private rear gardens. The landscaping scheme proposes extensive tree planting along the boundary with Hallfields Road and the Southam Road.

The proposal has been amended slightly to omit the garages (so that space would be made for 3no. parking spaces and to reposition Unit A so that it is further from 1 Hallfields.

THE SITE AND ITS LOCATION

The application site is currently occupied by a modest office building which benefits from extensive off-street parking. There is also a further smaller outbuilding. It is located within a prominent position on a corner plot at the junction with Hallfields Road and the Southam Road. The site feels open in character due to the lack of boundary vegetation and the office building being set back into the site. The ground level rises from Hallfields Road into the site, the proposed dwellings would therefore be located on elevated ground relative to the bungalows within Hallfields Road.

Planning history reveals that the building has not been used as a church hall since the late 1980s. Since then, it has been used as an office (B1) use.

The site is located within the Growth Village Boundary and within an area of Radford Semele which is residential in character. The buildings are mixed in character with traditional and modern development contributing to the streetscene. The material palette is varied. Despite significant developments on either side of the road, Southam Road retains a semi-rural character due to its wide grass verges, mature hedgerows, and mature belts of trees.

There are numerous Grade II listed buildings within the vicinity of the site; three front onto the Southam Road and another three on Lewis Road.

PLANNING HISTORY

W/95/0235 - Continued use of church hall as a business use (Class B1).

W/91/1338 - Continued use of church hall as business use (Class B1).

W/89/1045 - Change of use of church hall (class B1) to business use.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- HE1 - Protection of Statutory Heritage Assets
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- TR1 - Access and Choice
- TR3 - Parking
- H1 - Directing New Housing
- FW3 - Water Conservation
- HE4 - Archaeology
- H4 - Securing a Mix of Housing
- EC3 - Protecting Employment Land and Buildings
- Radford Semele Neighbourhood Plan 2019-2019
- RS1 - Securing a Suitable Mix of Housing Types, Tenures and Sizes in New Developments.
- RS6 - Conserving and Enhancing Radford Semele's Landscape Character.
- RS7 - Non Designated Heritage Assets.
- 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

Radford Semele Parish Council: Objection due to the impact of the proposal on the character and setting of the local area, the principle of the development in terms of additional housing and the loss of the existing office, impact on residential amenity. Contrary to NP polices RS1 and RS6 and local plan policies BE1, BE3 and NE4.

WCC Landscape: Objection due to the impact of the proposed dwellings, by virtue of their design and scale, on the character of the local area. The material palette is not in keeping with the local vernacular. Recommend that a full arboricultural survey is carried out to assess the existing trees and to set out how they will be protected during construction. Request 3D visuals of the development which are more representative of the local context.

Confirmed that they are satisfied with the proposed planting scheme and recommend that protection measures for existing trees be secured. Requested clarification on whether the proposed occupiers would be responsible for maintaining the landscaping.

WCC LLFA: Objection on the basis that no details of drainage and surface water management have been submitted.

WCC Highways: No objection subject to the conditions recommended. Also recommend that the arrangements for waste management is verified with the Council's Waste Management Department.

Ecology:
- measures proposed do not provide for a biodiversity net gain - a detailed management plan is required with details of biodiversity restoration/enhancement measures.
- request that the location of trees in relation to RPAs be considered. A tree protection condition is recommended.
- Consider that removal of trees should be kept to a minimum.
- A method statement should be secured by condition for the protection of bats, amphibians and reptiles.

Ward Councillor Leigh-Hunt: Objection;
- loss of employment land, would be contrary to the aims of the local plan
- incongruous design
- concerns over the impact that it would have on nearby designated- and non-designated heritage assets.
- highway safety concerns related to the access.
- there is no need for additional housing in Radford Semele.

Cllr Sabin: Objection;
- the application does not mention that the site was used as a place of worship for many years.
- Radford Semele does not need more houses.
- the proposal is unsympathetic to neighbouring properties; this part of Radford is the older part.
- loss of employment land

Public response:

2 neutral comments stating that they consider the development to respect the character of Southam Road. Concerns raised in relation to the development's potential to undermine the earth bank supporting the access to 70 and 72 Southam Road and loss of light and privacy. Query whether the green landscaping will be retained by the next owners.

45 letters of objection from 23 properties on the following grounds;

- too close to the bus stop
- would destroy some of the village history as the building used to be a village hall.
- replacing older buildings with new takes away the character of the village
- design does not complement or enhance the village
- highly incongruous design
- proposed development is of no architectural merit
- visitors to the property will struggle to find parking
- Radford Semele has had enough development recently and there is no requirement for more executive housing. The proposal should address a local need.
- loss of light as the ground is elevated by 1.5m above the properties in Hallfields
- it would create an unappealing outlook for the bungalows in Hallfields
- overshadowing
- the development is out of scale with the bungalows on Hallfields
- the dwellings are too large for this part of the village
- adverse impacts on nearby non-designated and designated heritage assets
- will be very prominent due to their elevated position
- not in keeping with the surrounding small historic houses, would destroy the village's character, identity and unique history
- contrary to NP Policies RS1, RS6 and LP Policies EC3, H4, SC0, BE1 and NE4.
- the landscaping will not screen the houses from view
- the existing building is of architectural merit
- will lead to an increase in road traffic
- does not improve walking and cycling opportunities over what currently exists
- no proposed sustainability measures
- the nearby school is at full capacity demonstrating that the village is overdeveloped
- the development brings no cultural or economic benefits to the village. It adds pressure to existing amenities and utilities which are already insufficient due to recent development
- highway safety concerns
- loss of employment land where it is limited in Radford Semele
- concerned with the loss of biodiversity
- will generate parking stress in an already stressed area
- concerns over the amenity impacts during construction
- the business currently housed within the building will be displaced
- health and safety impacts associated with poorly managed trees
- query whether the existing bricks will be recycled
- the proposed trees will impact on the amenity of the neighbours through loss of light and outlook.
- the photos submitted are misleading
- query why an advertising board for the property was not displayed.

ASSESSMENT

Principle of development

Location for new housing:

Local Plan Policy H1 states that new housing development will be permitted within Growth Villages. Radford Semele is identified as being a Growth Village within the Local Plan. The principle of housing on this site is therefore considered to be acceptable and accords with the requirements of Local Plan Policy H1.

Loss of Employment:

Policy EC3 of the Local Plan stipulates that outside of the town centre, the redevelopment or change of use of existing and committed employment land and buildings (Use Classes B1, B2 and B8) for other uses will not be permitted unless it can be demonstrated that the use of the land or buildings for the existing or alternative employment uses would not be viable.

Objections have been received on the grounds that the proposal would result in the loss of employment land.

The applicant has submitted details of the marketing exercise carried out for the site. The Marketing Report states that following the active marketing of the site for the periods between September 2019 and November 2021. The agent received no formal offers although it was viewed by 4 interested parties. There have been 26 email enquiries and 14 phone calls as a result of the data-base mailout and industry press advertising. The general feedback being that the offices were too small, outdated and out of the town centre, far from amenities and transport hubs. Much of the interest was from developers speculating on change of use to residential.

The re-occurring themes relating to the lack of acceptability of the size and configuration of the building for modern office requirements indicates that there is little prospect of this site being sold/let as an office in the current market. The office use of this building (in its current format) would not appear to be a viable option and therefore it is considered that the application accords with criterion b) of Policy EC3.

Accordance with just one of the criteria of Policy EC3 is satisfactory and therefore it is considered that the loss of employment land at the site is acceptable in principle.

Housing Mix

The objective of Neighbourhood Plan Policy RS1 is to ensure that the future mix and type of housing meets the needs of those living in the area. The Policy states that in regard to Local Plan 'policies H2 and H4, development proposals for new housing should be informed by and demonstrate how they have met a local housing need based on up-to-date information, including local housing needs identified in the Parish Housing Needs Survey'.

Policy H2 of the Local Plan (affordable housing) only requires affordable housing to be provided on developments of 11 dwellings or more. It is therefore not applicable to this application.

Policy H4 of the Local Plan requires proposals for residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district, in accordance with the latest Strategic Housing Market Assessment. In assessing this, the Council may take into account circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment. One of these circumstances is where the development is for less than 5 houses (unless criterion e) applies). Criterion e) of H4 states that where the development is in the rural area and there is an up-to-date village or parish housing needs assessment, it would be more appropriate for the development to address this housing need rather than that identified in the latest Strategic Housing Market Assessment.

A local housing needs Survey for Radford Semele was published in July 2017. It identified a local need for 7 dwellings of various sizes and tenure. Since the publication of this document, two major housing development sites allocated within the current Local Plan have been delivered and would have addressed the local housing need identified within the 2017 survey. It is therefore considered that criterion e) of Policy H4 would not apply here.

The proposal is for less than 5 dwellings and the application site is small where it would simply not be possible to provide a mixture of housing types and sizes in accordance with the Strategic Housing Market Assessment.

Based on the above, Policy RS1 of the NP and Policies H2 and H4 of the LP are not considered applicable to the provision of 2no., 4-bed dwellings. The housing delivered on the site is therefore acceptable.

Design and impact on the character of the area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions.

Warwick District Council's Local Plan 2011 - 2029 Policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan requires development to be constructed using appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area.

The Residential Design Guide SPD sets out steps which must be followed in order 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.

Neighbourhood Plan Policy RS1 states that development proposals which comprise new homes must show how they have considered and responded to guidance provided through the WDC Residential Design Guide SPD, Secured by Design (SBD) and the Lifetime Homes Standard. The Agent has set out in a document how the dwellings have been designed in accordance with the guidance in the SBD and Lifetime Homes Standard. Officers are satisfied that the scheme is of high quality design and well considered, and satisfies Policy RS1 in this regard.

The Parish Council, Local Councillors, WCC Landscape and members of the public have objected on the grounds that the design and scale of the dwelling is inappropriate for the site and its context. It is considered that the proposed material palette is not in keeping with the local vernacular and the modern aesthetic of the buildings are unsympathetic to what is a historic part of the village. Neighbours express support for bungalows at the site rather than two storey dwellings, which due to the elevated ground level, would be much larger and more prominent than the surrounding buildings.

As amended, the proposed development is considered to lead to an enhancement of the site by virtue of its high quality design, appropriate scale, layout, and landscaping.

The bulk and mass of Unit B has been reduced by lowering its height by 400mm. The site is not completely flat and slops down towards Hallfields. At the amended height, Unit B will sit slightly proud of Unit A when observed from the front following the topography of the ground within the site. The section drawings submitted demonstrate that Units A and B are lower in height than 72 Southam Road, which also sits closer to the highway. The dwellings will therefore not compete with this neighbouring property from this perspective.

Section drawing B-B demonstrations that due to the differing ground levels, the dwellings will sit no higher in the skyline than 1 Hallfields (a bungalow). Although Unit A will sit closer to the highway in Hallfields (and therefore appear more prominent), it is considered that it will not appear out of scale with the surrounding built form. Officers are mindful that the taller gables are positioned in the centre of the site, mitigating their visual and spatial impact. The smaller gables create a smoother transition between the adjacent bungalows and the taller gables. It is considered that the agent has taken sufficient steps to ensure that the development will not compete with and dwarf the properties in Hallfields.

With regard to the material palette, the agent has carried out a thorough analysis of the surrounding built form to determine what external facing materials are characteristic of the local area. It is noted that there is an eclectic mix of architecture within the village. The proposed elevational treatments are inspired by existing properties in Radford Semele. The walls use a mixture of buff brick, render, timber and aluminium cladding. The agent asserts that the

use of these materials links the site with the surrounding properties whilst giving each their own identity.

Officers agree with this and consider the material palette appropriate for the streetscene. The materials proposed are of high quality and will enhance the character of the streetscene. The timber cladding has been applied to the most readily visible elevations and roofslopes. This gives a softer appearance and reinforces the semi-rural character of the village. Existing properties are highly varied in design, scale, and character and this is considered to give licence for an alternative and contemporary scheme without disrupting the identity of Radford Semele. Officers note that support has been submitted for the design of the dwellings with a number of neighbours considering that they have architectural merit. Sample of the facing buff brickwork and render is recommended to be secured by condition.

Although unique to the streetscene, the proposed dwellings are of high quality design and are considered to lead to an enhancement of the site by virtue of their appropriate material palette, scale, and relationship with the adjacent roads and built form. The proposal is considered to comply with the aforementioned policies BE1 and RS1, the Residential Design Guide SPD and the NPPF.

Amenity impacts

Warwick District Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of nearby uses and residents and to provide acceptable standards of amenity for future users and occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide SPD provides a framework for Policy BE3, which stipulates the minimum requirements for distance separation between properties should not breach a 45 degree line taken from a window of the nearest front or rear facing habitable room of a neighbouring property.

Impact on neighbouring residential amenity:

Objections have been received on the grounds of loss of light, privacy, outlook and overshadowing to nearby dwellings, especially those in Hallfields.

The proposed dwellings front the Southam Road. The side elevation of Unit A faces Hallfields and comprises 3 window/door apertures. Given the height of the dwellings and their position on elevated ground, which neighbours suggest is 1-2m higher than the road level in Hallfields, the acceptability of the scheme in relation to amenity has been assessed on the basis that the side elevation of the proposed Unit A reads as a 3 storey property. This takes the worst case scenario approach. The side elevation of Unit A is built opposite nos. 2 and 4 Hallfields and is situated at least 22 metres from the front elevations of these bungalows. This exceeds the requirement of the Residential Design Guide SPD and it is therefore considered that the impact of the proposed dwellings on the amenity of nos. 2 and 4 Hallfields is acceptable.

Unit A is built forward of 1 Hallfields and is considered to satisfy the separation distance for front to back relationships (22m minimum) set out in the Residential Design Guide SPD. Unit B is not built in front of this neighbour and so it would be incorrect to require a distance separate of 22m. Although Unit B is closer to the neighbour's front-facing windows, its off-set position is considered to mitigate the impact that it has on the neighbour's outlook and light. Officers also consider that the distance between the properties is sufficient to protect the privacy currently enjoyed by this neighbour.

Unit B will be visible when observed from the front and side facing windows of 72 Southam Road. Officers have checked whether Unit B would unacceptably impact on the light and outlook to any of these windows and consider the overall impact to be acceptable. Now that the single storey garage attached to Unit B has been omitted and replaced with a smaller and less intrusive cycle store, the impact on light and outlook for 72 Southam Road would be relatively limited. The bulk and mass of the two storey elements of Unit B are off-set to the side of this neighbour and Officers consider that it is a sufficient distance away from the windows to sufficiently mitigate the impact on outlook and light. It is also acknowledged that the dwelling would be viewable from the windows in the side elevation, facing southwest, but Unit B is a sufficient distance away to not adversely impact on the living conditions within the room which the window serves.

To protect the privacy currently enjoyed within the gardens of the properties fronting Lewis Road, on the eastern side of the application site, it is considered necessary to secure by condition obscure glazing in the ensuite window at first floor level which would overlook these spaces.

No concern is raised in relation to the amenity of the properties within Chance Fields or the bungalow positioned to the east of 1 Hallfields.

Officers do not raise concerns in regard to overshadowing and the impact that the landscaping scheme would have on the amenity of the neighbours. The proposed dwellings and new trees planted along the western site boundary are located to the north of 1 and 3 Hallfields and therefore the impact on direct sunlight to these properties is considered minimal. There are additional trees to be planted in the garden of Unit A but these are an adequate distance from the neighbour's windows and will be mitigated by the presence of the outbuilding forward of 1 Hallfields.

The dwellings and proposed trees on the western boundary will have some impact on direct sunlight to 2 and 4 Hallfields but this impact will be most pronounced in the winter months when the sun is lower in the sky. As previously discussed, the dwellings exceed the separation distance required by the Residential Design Guide SPD and therefore Officers consider that there are no reasonable grounds for refusing planning permission on this basis.

Whilst the trees will grow to various heights, the majority are deciduous and will shed their leaves in winter, allowing more light through when the sun is lower in the sky. In addition, there are means by which neighbours can request trees to be cut where they are adversely impacting on amenity. It is therefore considered

that the landscaping scheme would not result in unacceptable harm to the amenity of the neighbours.

The proposal is considered to have an acceptable impact on the amenity of the nearby residential dwellings by reason of compliance with the Residential Design Guide SPD. The application therefore meets the requirements of Policy BE3 of the Local Plan.

Living conditions for the future occupiers:

The dwellings are provided with relatively large gardens which exceed the requirements of the Residential Design Guide SPD.

The dwellings are provided with secure cycle storage and designated areas for waste bins to be stored.

By virtue of the fact that the proposal meets the separation distance requirements, it is considered that the future occupiers would benefit from sufficient levels of privacy.

All habitable rooms are provided with adequate sources of natural daylight and outlook.

Overall, the proposed development is considered to provide suitable living conditions and amenity for future occupiers. The application therefore meets the requirements of Policy BE3 of the Local Plan and the Residential Design Guide SPD.

Car parking and highway safety

Local Plan Policy TR1 states that development will only be permitted that provides safe, suitable and attractive access routes. Proposals that are detrimental to highway safety will not be permitted. Where practical, proposals are expected to incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwellings.

Local Plan Policy TR3 states that development proposals will be expected to comply with the requirements of the Vehicle Parking Standards SPD. Parking must be provided which does not result in on-street car parking detrimental to highway safety.

Members of the public have objected to the proposal because of additional traffic entering and exiting onto a busy road and query whether sufficient parking will be provided. There is concern that visitors to the site may park in adjacent roads where parking capacity is already stressed.

The Highway Authority have been consulted and raise no objection to the development. They have recommended a series of conditions related to the laying out of the site, the width of the access and its surface material. The neighbour's concerns are considered to have been addressed by this response.

With regard to parking, the omission of the garages has provided space for 3 off-street parking spaces which are wide and deep enough to comply with the

Parking Standards SPD. Visitor parking is not required by the Parking Standards SPD for a development of this scale and Officers consider that there would be space within the site to accommodate extra vehicles should this be required.

The proposal is considered to comply with Policies TR1 and TR3, and the Parking Standards SPD.

Landscape impacts

Neighbourhood Plan Policy RS6 stipulates that any new development must protect, conserve, or enhance the area's landscape character. The proposed development can do this by:

- protecting the historic character and settlement pattern of the area;
- planting new hedgerows and improving redundant and gappy existing hedgerows;
- protecting the essential character and quality of key views identified on Policy Map 6;
- screening urban forms of development and having appropriate transitions from urban to rural areas.

Officers can confirm that the proposal would not impact on any of the key views identified in Policy Map 6 of the Neighbourhood Plan.

Policy NE4 states that new development will be permitted where a positive contribution is made to landscape character. Proposals will be required to demonstrate that they, amongst other matters, will:

- integrate landscape planning into the design of the development at an early stage;
- consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity
- relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance.
- identify likely visual impacts on the local landscape and townscape, and its immediate setting, and undertake appropriate landscaping to reduce these impacts.
- avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area
- address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering.

The Parish Council have objected on the grounds that the application would not comply the above NP and LP policies.

WCC Landscape have objected on the grounds that the proposal would diminish the sense of openness and space that the existing development provides. This is considered to complement the setting of the older and more traditional properties in the vicinity. The erection of two large dwellings at the site is considered to conflict with this character and would be exacerbated by the site being elevated.

Members of the public have queried whether the proposed landscaping is likely to be retained by the future occupants. Objections are raised on the grounds that the development is not in keeping with the village's character and identity, particularly because they are out of character with the surrounding small historic houses. It is considered that the landscaping proposed would not sufficiently screen the dwellings from the streetscene.

The proposal has been amended since the submission of the aforementioned objections. The garages to the front of the dwellings have been omitted to provide the required provision of off-street parking. This is considered to alleviate some of the concerns raised in relation to the development diminishing the openness of the plot. With less built form on the site and an increase in the size of the buffer between the front elevations of the dwellings, the openness of the plot is considered to be sufficiently preserved in order to protect the character of the townscape in this part of the village.

The bulk and mass of the dwellings will be read alongside 72 Southam Road and the bungalows in Hallfields. The ridge heights have been reduced so that the buildings appear no taller than 72 Southam Road when observed from the east. This is reflected on the section drawing. Whilst there is strong concern expressed by the consultees in response to the two storey heights of the dwellings (due to the presence of bungalows in Hallfields), Officers consider that there is equally a precedent for two storey properties within this part of the village. The site is elevated above the ground levels in Hallfields but as the ground levels rise towards Lewis Road, so do the heights of the dwellings and the proposed development would reinforce this transition rather than appearing overly abrupt. There is a significant buffer between the front of the dwellings and to the side of Unit A and a further buffer provided by the highway in Hallfields. All these factors are considered to mitigate the impact of two storey development on this site and, on this basis, the two storey development is not considered harmful.

The application is supplemented by a landscaping scheme. A total of 12 existing trees are to be retained and an additional 27 trees will be planted. Evergreen hedges and wildflowers are also incorporated.

There will be a belt of trees along the western edge of the site to screen the side elevation of Unit A from Hallfields. It will comprise field maple (deciduous), rowan (deciduous), cotoneaster (evergreen) and broad leaved cockspur thorn (deciduous). Neighbours have raised concerns with the health and safety impacts of this many deciduous trees which would shed their levels onto the pavement in Hallfields. This is a civil matter. The future occupiers of the dwellings would be responsible for maintaining the trees and is something that cannot be controlled through a planning application.

Hedges will be planted to define the front and side boundaries of the site. A wildflower buffer is proposed to the western side of Unit A. WCC Landscape have confirmed that they are content with the proposed mix of trees, hedgerows and further planting.

The landscaping scheme is considered to add visual interest to a site which is currently lacking in greenery and dominated by light-coloured, rough hardstanding. The character of the wider streetscene is made to feel more rural due to the thick belt of trees on the northern side of Southam Road, grass verges and the trees and hedgerows surrounding 72 Southam Road and 2 Hallfields. The landscaping scheme complements and enhances these features and so it is considered that it would harmonise with and reinforce the historic semi-rural character of this part of the village. The proposal is therefore considered to comply with the aforementioned Local Plan and Neighbourhood Plan polices.

As requested by WCC Ecology and WCC Landscape, protection measures for trees which are proposed to be retained will be secured by condition and to further ensure compliance with Policies RS6 and NE4.

Drainage and flood risk

The application site is located within Flood Zone 1, with a low probability of flooding. It is however identified as being susceptible to ground water flooding.

The Local Lead Flood Authority have raised an objection to the proposed development on the grounds that insufficient information has been provided to assess the drainage and surface water management. Officers consider that for the scale of development proposed it is unnecessary to provide these details at planning application stage and usually the LLFA would not be consulted on an application of this scale. Instead, such matters are dealt with by Building Regulations.

A condition will be added to secure compliance with Local Plan policy FW3 relating to water efficiency.

Ecological impacts

WCC Ecology have been consulted throughout the application process and have recommended a number of pre-commencement conditions to ensure that no harm is caused to protected species which may be discovered at the site during the construction phase, and to enhance the nature conservation value of the site and ensure no net biodiversity loss in accordance with the NPPF.

Waste Management

The dwellings are provided with designated areas for waste storage in accordance with the guidance for waste management comprised within the Residential Design Guide SPD.

Air Quality

Neighbourhood Plan Policy RS1 states that development proposals which comprise new homes must seek to meet WDC's Climate Emergency commitments.

The Council has adopted an Air Quality Supplementary Planning Document (SPD) which establishes the principle of Warwick District as an emission reduction area and requires developers to use reasonable endeavours to minimise emissions and, where necessary, offset the impact of development on the environment. The guidance sets out a range of locally specific measures to be used to minimise and/or offset the emissions from new development, however these are suggestions and other innovative ideas are encouraged. Under the SPD the proposed development would be classified as a minor scheme therefore a proportion of electric vehicle charging infrastructure is required. The SPD requires 1no electric vehicle charging point per dwelling with dedicated parking.

The proposed site plan indicates that electric vehicle charging points will be provided. This meets the requirements of the SPD, however, further information is required on the charging speed and type of infrastructure to be provided. This information can be secured by condition which will be added.

Conclusion

The proposed development would deliver additional housing, in a sustainable location, with adequate on-site parking and an acceptable impact on neighbouring amenity. The development would enhance the site by adding landscaping and providing houses of high quality design and would also provide adequate waste storage arrangements. The proposal should therefore be approved.

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) and specification contained therein; 1544-0500-04, 1544-0501-05 and 1544-0200-02 submitted on 11th February 2022, and 804 01 Rev C submitted on 14th February 2022. **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 The development hereby permitted shall not commence until a detailed schedule of habitat and species enhancement measures has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation and enhancement measures shall thereafter be implemented in full. **Reason:** To enhance the nature conservation value of the site and ensure no net biodiversity loss in accordance with the NPPF and Policy NE3 of the Local Plan.

4 The development hereby permitted (including ground clearance works) shall not commence until a protected species method statement for bats, reptiles, amphibians, and nesting birds (to include timing of works, supervision of vegetation clearance, supervision of careful hand removal of roofing materials and reasonable avoidance measures) has been submitted to and approved in writing by the Local Planning Authority. Such approved measures shall thereafter be implemented in full. **Reason:** To ensure that protected species are not harmed by the development in accordance with Policy NE2 of the Local Plan.

5 Any hard landscaping shown on the approved plans, including boundary treatment, paving and footpaths, shall be completed in all respects within the 6 months of the first use of the development hereby permitted. 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

6 No development shall be carried out above slab level unless and until samples of the external facing materials (buff brick and render only) 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.

7 Prior to the occupation of the development hereby permitted, all side-facing windows at first floor level in Unit B 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 window(s) 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.

8 No dwelling hereby permitted shall be occupied unless and until the car parking and cycle storage provision for that dwelling has been constructed or laid out in accordance with drawing 1544-0500-04

(submitted on 11th February 2022), and made available for use by the occupants and / or visitors to the dwelling and thereafter those spaces shall be retained for vehicle and cycle parking purposes at all times. **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 BE1 and TR3 of the Warwick District Local Plan 2011-2029.

9 The access to the site for vehicles shall not be used unless an access for vehicles has been provided to the site that measures no less than 5 metres in width at any point. **Reason:** To enable safe and convenient access to and egress from the site in the interests of the safety of road users and pedestrians in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

10 The access to the site shall not be used in connection with the development until it has been surfaced with a bound macadam material up to the public highway boundary adjoining the site in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority. **Reason:** To enable safe and convenient access to and egress from the site in the interests of the safety of road users and pedestrians in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

11 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.

12 Prior to the occupation of the dwelling(s) hereby permitted, one 16amp (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.

13 The development hereby permitted shall not be occupied unless and until the refuse and recycling storage areas for the development have been constructed or laid out in strict accordance with the approved plans, and made available for use by the occupants of the development. Thereafter those areas shall be kept free of obstruction and be available at all times for the storage of refuse and recycling associated with the development. Waste and recycling storage containers must be stored within the waste storage area shown on the approved plans, unless when being presented on street for collection facilities. **Reason:** To ensure the satisfactory provision of refuse and recycling storage facilities in the interests of amenity and the satisfactory development of the site in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

14 The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted. In addition, no fires shall be lit within 10 metres of the nearest point of the canopy of any tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure. No soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **Reason:** To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029.

15 No dwelling hereby permitted shall be occupied unless and until details of the height, design and materials of the hard boundary treatments proposed (fences and retaining walls) to all boundaries as proposed have been submitted to and approved in writing by the local planning authority. The boundary treatments as approved shall be constructed prior to the first occupation of the development to which it relates and shall be retained as such thereafter. **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 Policies BE1 & BE3 of the Warwick District Local Plan 2011-2029.

16 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.